

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



ITEM: 21.1
(ID # 13270)

MEETING DATE:

Tuesday, September 01, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON TENTATIVE TRACT MAP NO. 37439 (TTM No. 37439), CHANGE OF ZONE NO. 1800007 (CZ No. 1800007), ORDINANCE NO. 348.4940, PLOT PLAN NO. 180024 (PPT No. 180024), TENTATIVE PARCEL MAP NO. 37864 (TPM No. 37864), RESOLUTION NO. 2020-196 Certifying the EIR – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres - REQUEST: The TENTATIVE TRACT MAP is a Schedule “A” subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. The CHANGE OF ZONE proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The PLOT PLAN is a proposal for a development plan for 447 single-family residential lots. The TENTATIVE PARCEL MAP is a proposal for a Schedule “J” subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. APNs 466-310-002, 466-310-026. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2020-196 and CERTIFY the ENVIRONMENTAL IMPACT REPORT**, State Clearinghouse No. 2018101010, based on the findings incorporated in the EIR and in Resolution No. 2020-196;

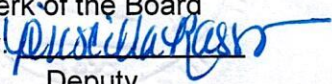
ACTION: Policy


Charissa Leach, Assistant TLMA Director 8/27/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 1, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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2. **APPROVE CHANGE OF ZONE NO. 1800007**, to change the zoning classification for the subject property from One-Family Dwellings (R-1) to Planned Residential (R-4) based upon the findings and conclusions provided in this staff report;
3. **ADOPT ORDINANCE NO. 348.4940** amending the zoning in the Winchester Area shown on Map No. 2.2450, Change of Zone No. 1800007 attached hereto and incorporated herein by reference;
4. **APPROVE TENTATIVE TRACT MAP NO. 37439**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report;
5. **APPROVE PLOT PLAN NO. 180024**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and
6. **APPROVE TENTATIVE PARCEL MAP NO. 37864**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 1800007 is a proposal to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The adoption of Ordinance No. 348.4940 will formally change the project site's zoning classification to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37439 is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. Lot 447 is anticipated as a single family lot for purposes of this subdivision.

The subdivision proposes different tiers of lot sizes throughout the overall development generally divided into each quadrant within the subdivision. Lots with a minimum lot size of 4,500 sq. ft. are proposed in the northwest quadrant (lots 1-130), lots with a minimum lot size of

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5,000 sq. ft. are proposed in the northeast quadrant (lots 131-317), and lots with a minimum lot size of 6,500 sq. ft. are proposed in the southeast quadrant (lots 318-446), with the southwest quadrant consisting of lot 447.

A park is proposed on an 8.96 acre lot within the northwest portion of the development. Amenities for the park are anticipated to include soccer and baseball fields, basketball court, tot lot/playground, shade structure/picnic area, restrooms, and parking lot. The park is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District following construction of the park. Smaller park/paseo areas are also proposed at certain locations near the channels and trails to provide connections from the residential lots to the trails and may provide some minor amenities within the park/paseo areas.

Access to the development would be provided via the four surrounding streets with one access road connection to each road. The subdivision is proposed to be divided into three (3) phases generally following the three quadrants proposed for development. Each phase is proposed to provide the necessary primary and secondary means of access and all required infrastructure regardless of which phase develops first.

The surrounding streets will be improved along the frontage of the project with full improvements to applicable road standards provided on the project side of the street with a minimum 12 foot width of paving provided on the opposite side of the street. Holland Road will also be improved between Leon Road and Briggs Road with 32 feet wide of street paving with an AC berm on either side to control drainage.

The project incorporates a network of drainage channels within the project that connect to proposed flood control improvements offsite extending to the west of the subdivision and curving northwesterly to an area near the intersection of Briggs Road and Holland Road that would connect to proposed drainage improvements associated with Tentative Tract Map No. 31229 within the City of Menifee. The drainage improvements in particular will require the relocation of three (3) high pressure gas lines along Briggs Road.

The project also includes an offsite improvement for sewer connection that generally follows the offsite channel alignment. These offsite street, flood control, and sewer improvements are included in the analysis of the Environmental Impact Report (EIR).

The channels proposed include maintenance roads on either side that are also proposed to serve dual purpose as trails to provide a trail connection from within the site as the channel crosses from the southeast corner northerly to the middle of the site and then west to Leon Road where it meets a channel that begins at the northwest corner of the site southerly along Leon Road.

The grading proposed for the subdivision area would result in a need for import of approximately 170 thousand cubic yards. However, this is anticipated to be provided through the offsite channel improvements proposed that would result in the overall grading being nearly balanced.

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The grading proposed at the perimeter of the subdivision with the surrounding street improvements will match the grade of the surrounding properties.

PLOT PLAN NO. 180024 is a proposal for a development plan for 447 single-family residential lots.

TENTATIVE PARCEL MAP NO. 37864 is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 9 lots reflecting the phasing and infrastructure for TTM No. 37439. No grading or improvements are proposed for this subdivision.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with the Southwest Area Plan (SWAP) Policy 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area.

The project site has a land use designation of Medium Density Residential which has a density range of 2 to 5 dwelling units per acres with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The project area of 158.18 at this maximum density rate would allow up to 504 residential units. The project proposes a maximum of 447 residential units to be consistent with the SWAP Policy 9.2.

Earlier versions of this subdivision included a total of 574 residential units. This higher level of development was what was evaluated in detail in the project's EIR. However, this amount of units was not consistent with SWAP Policy 9.2 of the Highway 79 Policy Area, so the subdivision was redesigned to be consistent with the policy area. The subdivision proposes lot 447 that for the purposes of this subdivision is a residential lot. However, lot 447 has the potential for future development that retains a potential for 58 units as the remaining amount of 504 residential units allowed on the project site to be consistent with the policy area. Additionally, if the policy area is revised in the future, the EIR analyzed the impacts of the initial proposal of 574 residential units.

Planning Commission Action

On August 5, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

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.

Additional Fiscal Information

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

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ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Draft Environmental Impact Report
- E. Final Environmental Impact Report
- F. Tentative Tract Map No. 37439 Exhibits
- G. Plot Plan No. 180024 Exhibits
- H. Tentative Parcel Map No. 37864 Exhibits
- I. Ordinance No. 348.4940
- J. Resolution No. 2020-196 for EIR Certification



Jason Farin, Principal Management Analyst 8/27/2020



Gregory L. Priamos, Director County Counsel 8/26/2020

1 ORDINANCE NO. 348.4940

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on
8 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2450, Change
9 of Zone Case No. 1800007" which map is made a part of this ordinance.

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

11
12 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA


13
14 By: 
Chairman, Board of Supervisors

15
16 ATTEST:
KECIA R. HARPER
17 Clerk of the Board

18
19 By: 

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 19, 2020

25
26 By: 
AARON C. GETTIS
27 Supervising Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 1, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

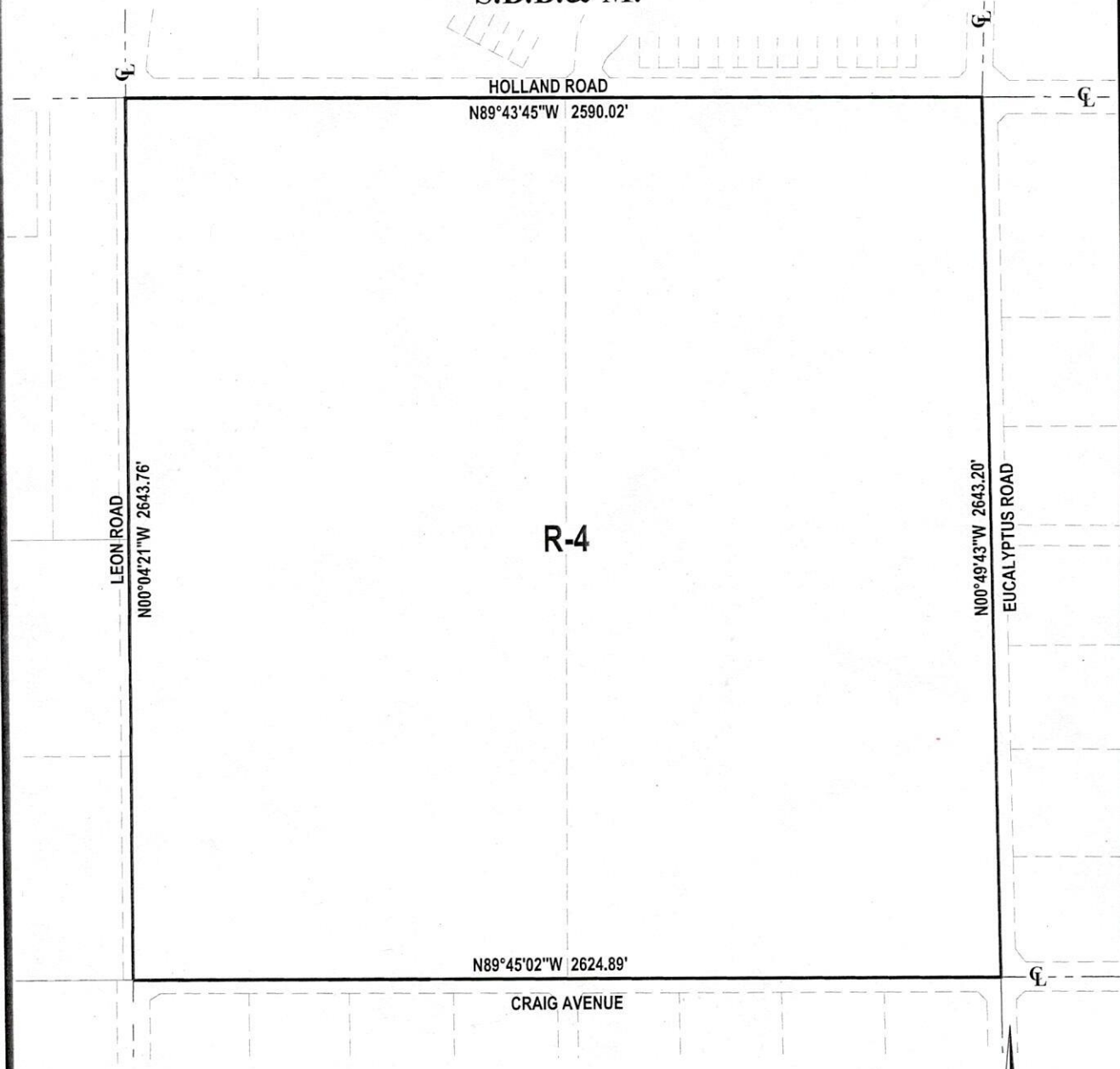
DATE: September 1, 2020

KECIA R. HARPER
Clerk of the Board

BY: *Priscilla Passo*
Deputy



WINCHESTER AREA
SEC. 8, T6S, R2W
S.B.B. & M.



R-4

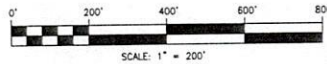
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N89°43'45"W 2590.02'

LEON ROAD
N00°04'21"W 2643.76'

EUCALYPTUS ROAD
N00°49'43"W 2643.20'

N89°45'02"W 2624.89'

CRAIG AVENUE

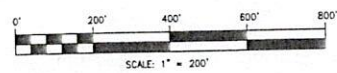
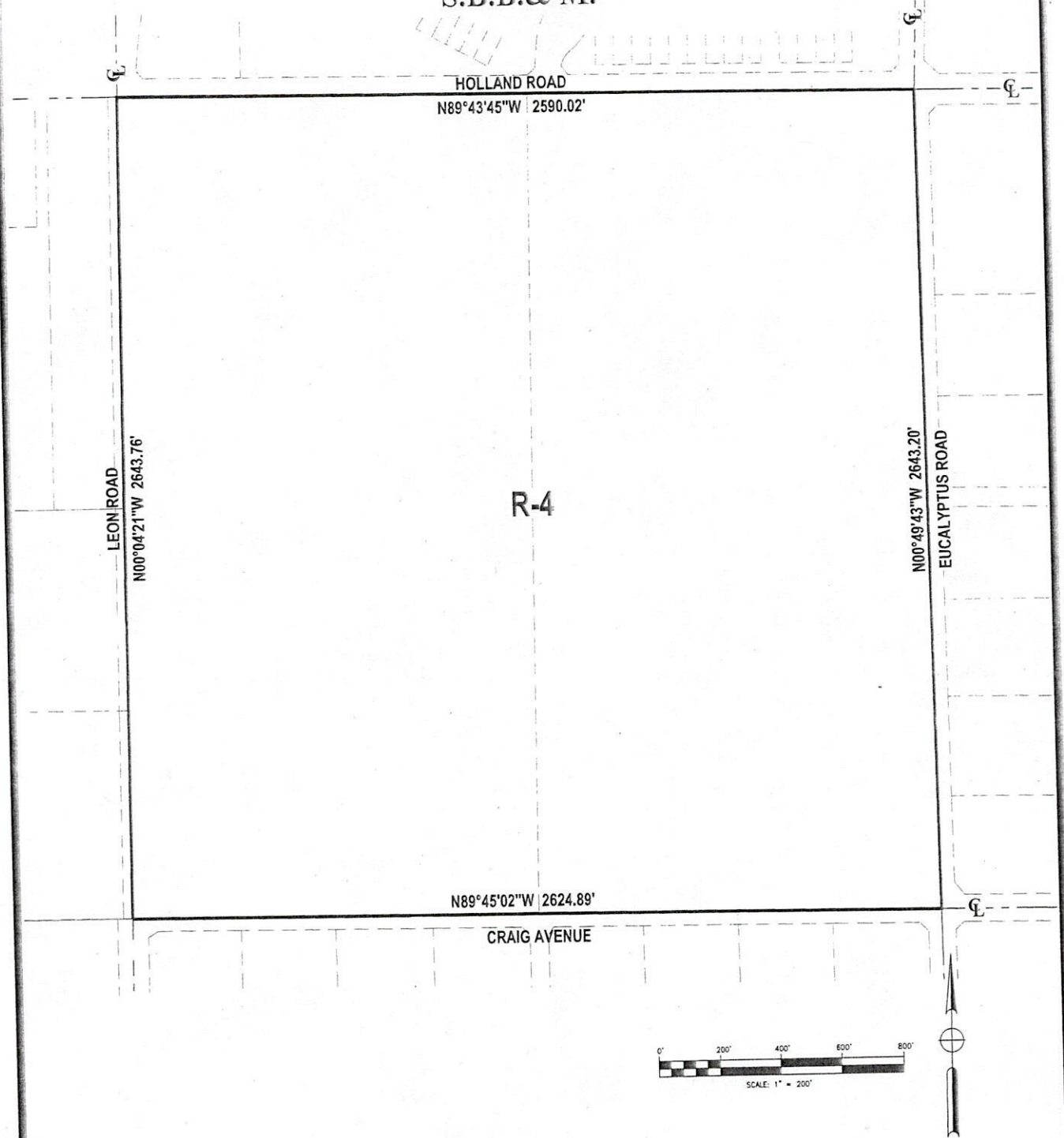


R-4 PLANNED RESIDENTIAL

MAP NO. 2.2450
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1800007
ADOPTED BY ORDINANCE NO. 348.4940
SEPTEMBER 1, 2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

A.P.N.s 466-310-002, 466-310-026

WINCHESTER AREA
SEC. 8, T6S, R2W
S.B.B. & M.



R-4 PLANNED RESIDENTIAL

MAP NO. 2.2450
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
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ADOPTED BY ORDINANCE NO. 348.4940
SEPTEMBER 1, 2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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8 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2450, Change
9 of Zone Case No. 1800007" which map is made a part of this ordinance.

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

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:
17 KECIA R. HARPER
18 Clerk of the Board

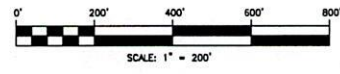
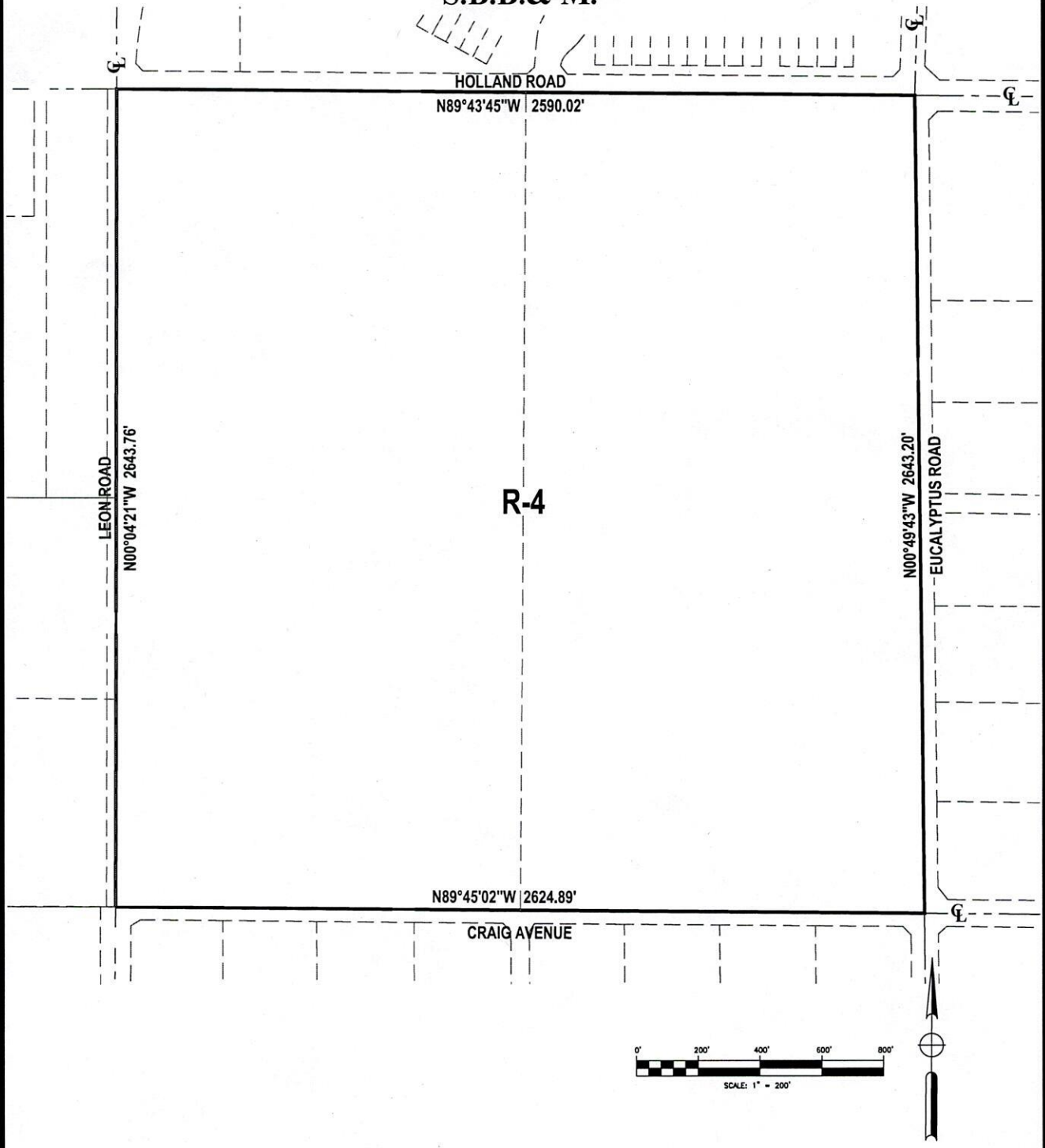
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 19, 2020

25
26 By:  _____
27 AARON C. GETTIS
28 Supervising Deputy County Counsel

WINCHESTER AREA
SEC. 8, T6S, R2W
S.B.B. & M.

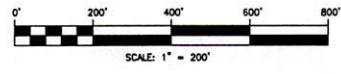
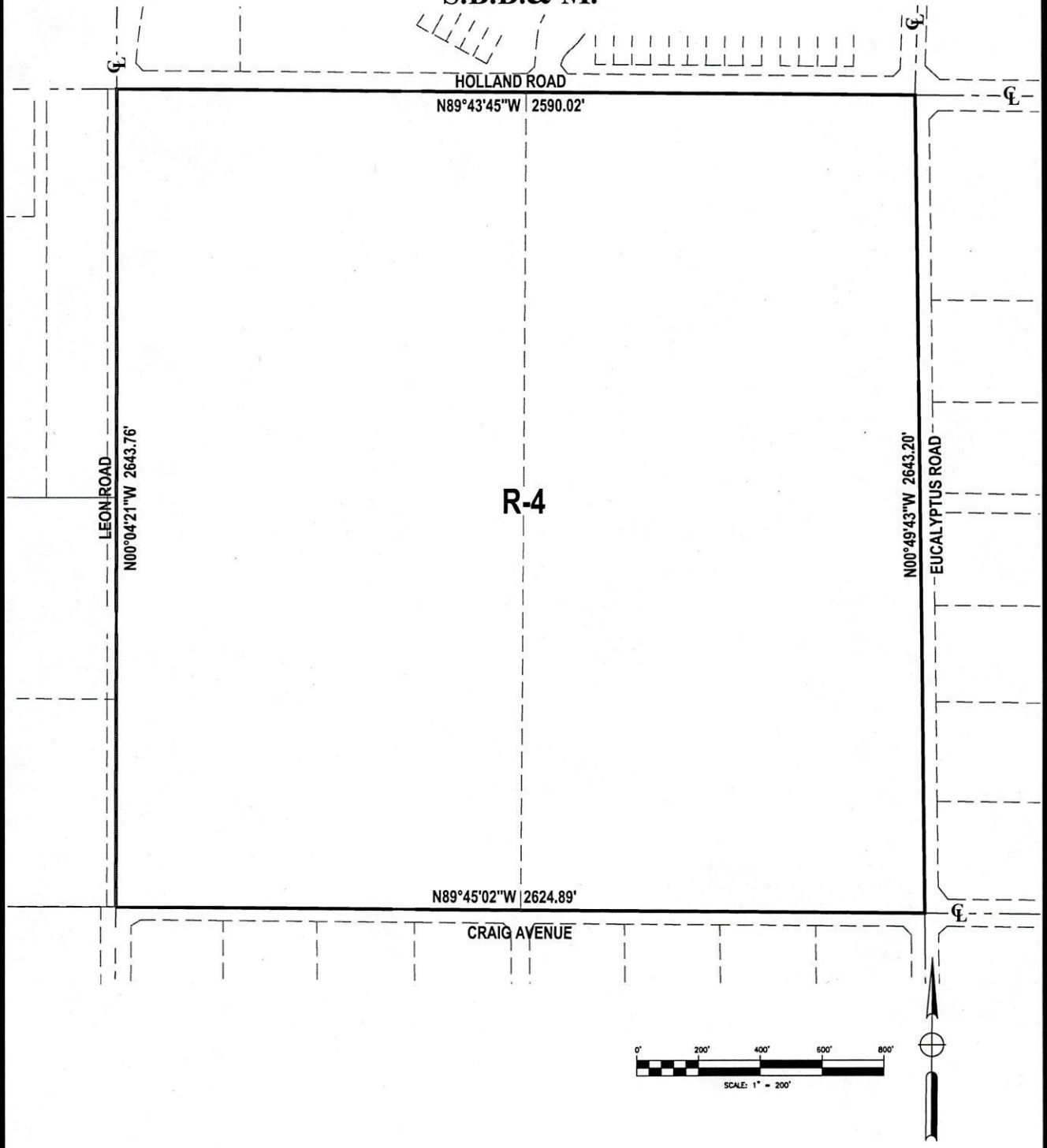


R-4 PLANNED RESIDENTIAL

MAP NO. 2.2450
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1800007
ADOPTED BY ORDINANCE NO. 348.4940
SEPTEMBER 9, 2020

RIVERSIDE COUNTY BOARD OF SUPERVISORS

WINCHESTER AREA
SEC. 8, T6S, R2W
S.B.B. & M.



R-4 PLANNED RESIDENTIAL

MAP NO. 2.2450
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1800007
ADOPTED BY ORDINANCE NO. 348.4940
SEPTEMBER 9, 2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 2020-196

**CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR
CHANGE OF ZONE NO. 1800007; PLOT PLAN NO. 180024; TENTATIVE TRACT MAP NO.
37439; AND TENTATIVE PARCEL MAP NO. 37864**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on September 1, 2020, and before the Riverside County Planning Commission in Riverside, California on August 5, 2020, to consider Change of Zone No. 1800007 (CZ 1800007); Plot Plan No. 180024 [Design Guidelines (PPT 180024)]; Tentative Tract Map No. 37439 (TTM 37439); and Tentative Parcel Map No. 37864 (TPM 37864).

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been met, and the Environmental Impact Report, prepared in connection with CZ 1800007, PPT 180024, TTM 37439, and TPM 37864 and related cases (referred to alternatively herein as the "Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the above referenced Rules; and,

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

WHEREAS, the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing October 8, 2018 to November 7, 2018 and held one public scoping meeting on November 5, 2018. The County prepared a Draft EIR (State Clearinghouse No. 2018101010) to address CZ 1800007, PPT 180024, TTM 37439, and TPM 37864. The Draft EIR (DEIR) was circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period (February 10, 2020 through March 25, 2020). Public comments were received by the County and have been responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR) with Responses to Comments document was published on June 5, 2020 (the "Responses").

FURNISHED APPROVED COUNTY COUNSEL
BY: *Aaron C. Gettis*
AARON C. GETTIS
DATE 8/19/20

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

3 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
4 of the County of Riverside in regular session assembled on September 1, 2020 that:

- 5 A. The Project includes CZ 1800007, PPT 180024, TTM 37439, and TPM 37864 which were
6 all considered concurrently at the public hearings before the Board of Supervisors and
7 Planning Commission.
- 8 B. The Project Site is zoned “One Family Dwellings (R-1),” under existing conditions. CZ
9 1800007 would change the zoning designation from “One Family Dwellings (R-1)” to
10 “Planned Residential (R-4)”.
- 11 C. CZ 1800007 proposes to change the zoning classification on the entire 158.18-acre Project
12 site from R-1 (One Family Dwellings) to R-4 (Planned Residential).
- 13 D. TTM 37439, as amended, proposes the subdivision of 158.18 acres into 447 single-family
14 residential lots, 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways.
15 The proposed Project includes four (4) neighborhoods with minimum lots sizes of 4,700 sq.
16 ft., 5,000 sq. ft., (future 5,500 sq. ft.), and 6,500 sq. ft. The Project contains an 8.96-acre park
17 with the following amenities: baseball field, soccer fields (2), basketball court, tot lot, picnic
18 shelter, restroom, and parking. The density of TTM 37439 as amended is 2.82 dwelling
19 units/acre.
- 20 E. PPT 180024 as represented by “Design Manual – Canterwood (Change of Zone
21 No.1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439” prepared by
22 Matthew Fagan Consulting Services Inc. dated April 2020 (FEIR Appendix C) which
23 proposes a total of 447 single-family residential lots consistent with Amended Tentative
24 Tract Map 37439.
- 25 F. TPM 37864 is a Schedule J Map to subdivide the Project site into 9 lots.
- 26 G. An Environmental Impact Report was prepared that evaluates CZ 1800007, PPT 180024,
27 TTM 37439, and TPM 37864. The EIR analyzed the Project's potential significant effects
28 on the environment and made the required findings in compliance with the State CEQA

1 Guidelines and Riverside County CEQA implementing procedures. Based on the findings
2 and conclusions in the EIR and the conditions of approval applied to the Project by the
3 County of Riverside, CZ 1800007, PPT 180024, TTM 37439, and TPM 37864 will not cause
4 serious public health problems.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
6 impacts associated with the EIR are determined to have no environmental impacts in consideration of
7 existing regulations and project design features.

8 It should be noted that subsequent to the Initial Study being circulated and prior to the EIR being
9 completed, the County of Riverside revised its Initial Study checklist based on the changes adopted in
10 November 2018, by the State of California, to the guidelines for implementing the California Environmental
11 Quality Act (CEQA), Appendix G Environmental Checklist Form. Therefore, some of the Threshold
12 numbers contained in the EIR, and in the following Sections of these Findings, may not be consistent with
13 the Initial Study Thresholds. Where this occurs, clarification has been provided. Additionally, some
14 Thresholds in the Initial Study that were determined to be Potentially Significant and proposed to be
15 analyzed in the EIR, were deleted from the revised CEQA Checklist and, therefore, were not analyzed in
16 the EIR and are not included in these Findings.

17 **A. Aesthetics**

18 *Impact: Substantial impact on a scenic highway.*

19 *Scenic Resources Threshold 1a: Would the Project have a substantial effect upon a scenic*
20 *highway corridor within which it is located.*

21 1. No Impact.

22 The Project site is not located within or adjacent to a scenic highway corridor (Initial
23 Study pp. 57 through 58). The evidence supporting these conclusions includes,
24 without limitation, the discussion of these impacts in Section V.1 of the Initial Study
25 and the citations noted therein.

26 **B. Agriculture and Forest Resources**

27 *Impact: Conflict with agricultural zoning.*

1 ***Agriculture Threshold 4b: Conflict with existing agricultural zoning, agricultural use or***
2 ***with land subject to a Williamson Act contract or land within a Riverside County***
3 ***Agricultural Preserve.***

4 1. No Impact.

5 The Project proposes to change the site zoning classification from R-1 to R-4
6 (Planned Residential). Neither of these are an agricultural zoning classification.
7 While the Project will conflict with the existing agricultural use, it will not conflict
8 with any agricultural zoning. The Residential Project site is not located on land
9 subject to a Williamson Act contract or land within a Riverside County Agricultural
10 Preserve. No impacts will occur as it pertains to the Williamson Act contract or land
11 within a Riverside County Agricultural Preserve (DEIR p. 4.3-20). The evidence
12 supporting these conclusions includes, without limitation, the discussion of these
13 impacts in Subchapter 4.3 of the DEIR and the citations noted therein.

14 ***Impact: Conflict with forest zoning.***

15 ***Forest Threshold 5a: Conflict with existing zoning for, or cause rezoning of, forest land (as***
16 ***defined in Public Resources Code section 122220(g)), timberland (as defined by Public***
17 ***Resources Code Section 4526), or timberland zoned Timberland Production (as defined by***
18 ***Govt. Code section 51104(g)).***

19 1. No Impact

20 There are no forest resources located on the Project site so there are no impacts in
21 this regard (Initial Study p. 68). The evidence supporting these conclusions includes,
22 without limitation, the discussion of these impacts in Section V.5 of the Initial Study
23 and the citations noted therein.

24 ***Impact: Loss of forestland.***

25 ***Forest Threshold 5b: Result in the loss of forest land or conversion of forest land to non-***
26 ***forest use.***

27 1. No Impact.

28 There are no forest resources located on the Project site so there are no impacts in

1 this regard (Initial Study p. 69). The evidence supporting these conclusions includes,
2 without limitation, the discussion of these impacts in Section V.5 of the Initial Study
3 and the citations noted therein.

4 ***Impact: Other impacts to forest resources.***

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

7 1. No Impact.

8 There are no forest resources located on the Project site so there are no impacts in
9 this regard (Initial Study p. 69). The evidence supporting these conclusions includes,
10 without limitation, the discussion of these impacts in Section V.5 of the Initial Study
11 and the citations noted therein.

12 **C. Biological Resources**

13 ***Impact: Conflict with local policies.***

14 ***Wildlife and Vegetation Threshold 7g: Conflict with any local policies or ordinances***
15 ***protecting biological resources, such as a tree preservation policy or ordinance.***

16 1. No Impact.

17 The Project will comply with all requirements of the Multiple Species Habitat
18 Conservation Plan (MSHCP) for western Riverside County and there are no other
19 local policies or ordinances that affect the Project site relative to biological resources
20 (Initial Study p. 78). The evidence supporting these conclusions includes, without
21 limitation, the discussion of these impacts in Section V.7 of the Initial Study and the
22 citations noted therein.

23 **D. Cultural Resources**

24 ***Impact: Alter or destroy an historic site.***

25 ***Historic Resources Threshold 8a: Implementation of the Project would alter or destroy an***
26 ***historic site.***

27 1. No Impact.

28 No cultural resources of prehistoric or historic origin were observed within the

1 boundaries of the Residential Project site or the Off-site Project components.
2 Therefore, the Project will not alter or destroy an historic site (DEIR pp. 4.6-31). The
3 evidence supporting these conclusions includes, without limitation, the discussion of
4 these impacts in Subchapter 4.6 of the DEIR and the citations noted therein.

5 **Impact:** *Cause a substantial adverse change in the significance of an historical resource.*

6 **Historic Resources Threshold 8b:** *Implementation of the Project would cause a substantial*
7 *adverse change in the significance of a historical resource pursuant to §15064.5.*

8 1. No Impact.

9 No cultural resources of prehistoric or historic origin were observed within the
10 boundaries of Tentative Tract No. 37439 or the Off-site Project components. Based
11 on this information, the proposed Project will not cause a substantial adverse change
12 in the significance of a historical resource pursuant to §15064.5. (DEIR pp. 4.6-32
13 through 39). The evidence supporting these conclusions includes, without limitation,
14 the discussion of these impacts in Subchapter 4.6 of the DEIR and the citations noted
15 therein.

16 E. Geology and Soils

17 **Impact:** *Expose people to adverse effects.*

18 **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones Threshold 10a:**
19 *Expose people or structures to potential substantial adverse effects, including the risk of*
20 *loss, injury, or death.*

21 1. No Impact.

22 There are no Alquist-Priolo active fault zones either on or adjacent to the Project site
23 to there are no impacts in this regard (Initial Study p. 83). The evidence supporting
24 these conclusions includes, without limitation, the discussion of these impacts in
25 Section V.10 of the Initial Study and the citations noted therein.

26 **Impact:** *Located within or adjacent to an active fault zone.*

27 **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones Threshold 10b:** *Be*
28 *subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-*

1 *Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on*
2 *other substantial evidence of a known fault.*

3 1. No Impact.

4 There are no Alquist-Priolo active fault zones either on or adjacent to the Project site
5 to there are no impacts in this regard (Initial Study pp. 83-84). The evidence
6 supporting these conclusions includes, without limitation, the discussion of these
7 impacts in Section V.10 of the Initial Study and the citations noted therein.

8 ***Impact:*** *Subject to geologic hazards.*

9 ***Other Geologic Hazards Threshold 15a:*** *Be subject to geologic hazards, such as seiche,*
10 *mudflow, or volcanic hazard.*

11 1. No Impact.

12 The site contains no physical conditions that would make it susceptible to seiche,
13 mudflow, or volcanic hazards so there are no impacts in this regard (Initial Study p.
14 95). The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Section V.15 of the Initial Study and the citations
16 noted therein.

17 ***Impact:*** *Create significant cut or fill slopes.*

18 ***Slopes Threshold 16b:*** *Create cut or fill slopes greater than 2:1 or higher than 10 feet.*

19 1. No Impact.

20 The site contains no physical conditions that would make it susceptible to seiche,
21 mudflow, or volcanic hazards so there are no impacts in this regard (Initial Study p.
22 97). The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Section V.16 of the Initial Study and the citations
24 noted therein.

25 ***Impact:*** *Grading that would affect or negate subsurface sewage disposal.*

26 ***Slopes Threshold 16c:*** *Result in grading that affects or negates subsurface sewage disposal*
27 *systems.*

28

1 1. No Impact.

2 No subsurface sewage disposal systems are located on the Project site. No portion
3 of the proposed Project will result in grading that affects or negates subsurface
4 sewage disposal systems. (Initial Study p. 97). The evidence supporting these
5 conclusions includes, without limitation, the discussion of these impacts in Section
6 V.16 of the Initial Study and the citations noted therein.

7 ***Impact:** Soil limitations that would affect wastewater disposal.*

8 ***Soils Threshold 17c:** Have soils incapable of adequately supporting use of septic tanks or
9 alternative wastewater disposal systems where sewers are not available for the disposal of
10 wastewater.*

11 1. No Impact.

12 The Project will utilize piped wastewater collection and disposal systems so there are
13 no impacts in this regard (Initial Study pp. 99-100). The evidence supporting these
14 conclusions includes, without limitation, the discussion of these impacts in Section
15 V.17 of the Initial Study and the citations noted therein.

16 **F. Hazards and Hazardous Materials**

17 ***Impact:** Included on a state list of hazmat sites.*

18 ***Hazards and Hazardous Materials Threshold 21e:** Be located on a site which is included
19 on a list of hazardous materials sites compiled pursuant to Government Code Section
20 65962.5 and, as a result, would it create a significant hazard to the public or the
21 environment.*

22 1. No Impact.

23 The Project site is not on the most current Cortese List maintained by the State
24 Department of Toxic Substances Control so there are no impacts in this regard (Initial
25 Study pp. 107 through 109). The evidence supporting these conclusions includes,
26 without limitation, the discussion of these impacts in Section V.21 of the Initial Study
27 and the citations noted therein.

1 **Impact:** *Conflict with an Airport Land Use Plan.*

2 **Airports Threshold 22a:** *Result in an inconsistency with an Airport Master Plan.*

3 1. No Impact.

4 The Project site is not located within two miles of an airport land use plan boundary
5 so there are no impacts in this regard (Initial Study p. 111). The evidence supporting
6 these conclusions includes, without limitation, the discussion of these impacts in
7 Section V.22 of the Initial Study and the citations noted therein.

8 **Impact:** *Review by the County ALUC.*

9 **Airports Threshold 22b:** *Require review by the Airport Land Use Commission.*

10 1. No Impact.

11 The Project site is not located within two miles of an airport land use plan boundary,
12 so it does not require review by ALUC (Initial Study pp. 111-112). The evidence
13 supporting these conclusions includes, without limitation, the discussion of these
14 impacts in Section V.22 of the Initial Study and the citations noted therein.

15 **Impact:** *Cause a safety hazard related to an airport.*

16 **Airports Threshold 22c:** *For a project located within an airport land use plan or, where
17 such a plan has not been adopted, within two miles of a public airport or public use airport,
18 would the Project result in a safety hazard for people residing or working in the Project
19 area.*

20 1. No Impact.

21 The Project site is not located within two miles of an airport or related land use plan
22 boundary so it will have no impacts in this regard (Initial Study p. 112). The evidence
23 supporting these conclusions includes, without limitation, the discussion of these
24 impacts in Section V.22 of the Initial Study and the citations noted therein.

25 **Impact:** *Cause a safety hazard related to a private airstrip or helipad.*

26 **Airports Threshold 22d:** *For a project within the vicinity of a private airstrip, or heliport,
27 would the Project result in a safety hazard for people residing or working in the Project
28 area.*

1 1. No Impact.

2 The Project site is not located within two miles of a private airstrip or helipad there
3 will be no impacts in this regard (Initial Study p. 112). The evidence supporting these
4 conclusions includes, without limitation, the discussion of these impacts in Section
5 V.22 of the Initial Study and the citations noted therein.

6 **G. Land Use and Planning**

7 *Impact: Sphere of influence.*

8 *Land Use Threshold 26b (Initial Study): Affect land use within a city sphere of influence*
9 *and/or within adjacent city or county boundaries.*

10 1. No Impact.

11 The Project site is not located within a City Sphere of Influence. The closest city is
12 the City of Menifee and the City's sphere of influence is conterminous with the City's
13 boundary. No component of the Project would affect land use within the City of
14 Menifee (adjacent city) boundary; there will be no impacts in this regard (Initial
15 Study p. 125). The evidence supporting these conclusions includes, without
16 limitation, the discussion of these impacts in Section V.26 of the Initial Study and
17 the citations noted therein.

18 **H. Mineral Resources**

19 *Impact: Loss of mineral resources.*

20 *Mineral Resources Threshold 28a: Result in the loss of availability of a known mineral*
21 *resource in an area classified or designated by the State that would be of value to the region*
22 *or the residents of the State.*

23 1. No Impact.

24 The Project site does not overlie or is adjacent to any significant mineral resource
25 zones or areas as defined by the State (Initial Study p. 130). The evidence supporting
26 these conclusions includes, without limitation, the discussion of these impacts in
27 Section V.28 of the Initial Study and the citations noted therein.

28 *Impact: Loss of locally-identified mineral resources.*

1 ***Mineral Resources Threshold 28b: Result in the loss of availability of a locally-important***
2 ***mineral resource recovery site delineated on a local general plan, specific plan or other***
3 ***land use plan.***

4 1. No Impact.

5 The Project site does not overlie or is adjacent to any significant mineral resource
6 zones or areas as identified in local plans or maps (Initial Study p. 131). The evidence
7 supporting these conclusions includes, without limitation, the discussion of these
8 impacts in Section V.28 of the Initial Study and the citations noted therein.

9 ***Impact: Incompatible land use.***

10 ***Mineral Resources Threshold 28c: Be an incompatible land use located adjacent to a State***
11 ***classified or designated area or existing surface mine.***

12 1. No Impact.

13 The Project site is not adjacent to a State classified or designated area or existing
14 surface mines so there are no impacts in this regard (Initial Study p. 131). The
15 evidence supporting these conclusions includes, without limitation, the discussion of
16 these impacts in Section V.28 of the Initial Study and the citations noted therein.

17 ***Impact: Hazards from abandoned mines or quarries.***

18 ***Mineral Resources Threshold 28d: Expose people or property to hazards from proposed,***
19 ***existing or abandoned quarries or mines.***

20 1. No Impact.

21 The Project site does not contain or is adjacent to any mines or quarries so there are
22 no impacts in this regard (Initial Study p. 131). The evidence supporting these
23 conclusions includes, without limitation, the discussion of these impacts in Section
24 V.28 of the Initial Study and the citations noted therein.

25 I. Noise

26 ***Impact: Significant noise from a local airport.***

27 ***Airport Noise Threshold 29a: For a project located within an airport land use plan or,***
28 ***where such a plan has not been adopted, within two miles of a public airport or public use***

1 *airport would the Project expose people residing or working in the Project area to excessive*
2 *noise levels.*

3 1. No Impact.

4 The Project site is not located within two miles of an airport or related land use plan
5 boundary so there are no noise impacts in this regard (Initial Study p. 133). The
6 evidence supporting these conclusions includes, without limitation, the discussion of
7 these impacts in Section V.29 of the Initial Study and the citations noted therein.

8 ***Impact: Significant noise from a private airstrip.***

9 ***Airport Noise Threshold 29b: For a project within the vicinity of a private airstrip, would***
10 ***the Project expose people residing or working in the Project area to excessive noise levels.***

11 1. No Impact.

12 The Project site is not located within two miles of a private airstrip so there are no
13 noise impacts in this regard (Initial Study p. 134). The evidence supporting these
14 conclusions includes, without limitation, the discussion of these impacts in Section
15 V.29 of the Initial Study and the citations noted therein.

16 ***Impact: Noise from a railroad.***

17 ***Railroad Noise Threshold 30: Would the Project result in railroad noise?***

18 1. No Impact.

19 A railroad line is located approximately 2.75 miles northerly of the nearest portion
20 of the Project site. Based on the distance from this line, no adverse railroad noise
21 impacts will occur at the Project site so there are no noise impacts in this regard
22 (Initial Study p. 134). The evidence supporting these conclusions includes, without
23 limitation, the discussion of these impacts in Section V.30 of the Initial Study and
24 the citations noted therein.

25 ***Impact: Noise from other sources.***

26 ***Other Noise Threshold 32: Would the Project result in other noise?***

27 1. No Impact.

28

1 The proposed Project is not anticipated to be affected by other types of noise so there
2 are no noise impacts in this regard (Initial Study p. 136). The evidence supporting
3 these conclusions includes, without limitation, the discussion of these impacts in
4 Section V.32 of the Initial Study and the citations noted therein.

5 **J. Population and Housing**

6 ***Impact:*** Remove existing housing or have to reconstruct replacement housing.

7 ***Housing Threshold 35a:*** Displace substantial numbers of existing housing, necessitating
8 the construction of replacement housing elsewhere.

9 1. No Impact.

10 The Project site is vacant and so no existing housing will be removed or have to be
11 replaced so there is no impact (Initial Study p. 143). The evidence supporting these
12 conclusions includes, without limitation, the discussion of these impacts in Section
13 V.35 of the Initial Study and the citations noted therein.

14 ***Impact:*** Create a demand for additional affordable housing.

15 ***Housing Threshold 35b:*** Create a demand for additional housing, particularly housing
16 affordable to households earning 80% or less of the County's median income.

17 1. No Impact.

18 The Project site is vacant so no existing housing, affordable or otherwise, will be
19 removed or have to be replaced, and the Project will add market rate units to the local
20 housing stock so there is no impact (Initial Study p. 143). The evidence supporting
21 these conclusions includes, without limitation, the discussion of these impacts in
22 Section V.35 of the Initial Study and the citations noted therein.

23 ***Impact:*** Displace substantial numbers of people.

24 ***Housing Threshold 35c:*** Displace substantial numbers of people, necessitating the
25 construction of replacement housing elsewhere.

26 1. No Impact.

27 The Project site is vacant so it will not displace substantial numbers of people,
28 necessitating the construction of replacement housing elsewhere so there is no impact

1 (Initial Study p. 144). The evidence supporting these conclusions includes, without
2 limitation, the discussion of these impacts in Section V.35 of the Initial Study and
3 the citations noted therein.

4 ***Impact: County Redevelopment Project Area.***

5 ***Housing Threshold 35d: Affect a County Redevelopment Project Area.***

6 1. No Impact.

7 Since the dissolution of redevelopment areas statewide, there are no longer any
8 County Redevelopment Project Areas so there is no impact (Initial Study p. 144).
9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Section V.35 of the Initial Study and the citations
11 noted therein.

12 **K. Transportation**

13 ***Impact: Change in air traffic patterns.***

14 ***Transportation Threshold 43c: Result in a change in air traffic patterns, including either***
15 ***an increase in traffic levels or a change in location that results in substantial safety risks.***

16 1. No Impact.

17 This criterion is not applicable to the Project and no impacts will occur. (Initial Study
18 p. 157). The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Section V.43 of the Initial Study and the citations
20 noted therein.

21 ***Impact: Alter waterborne, rail or air traffic.***

22 ***Transportation Threshold 43d: Alter waterborne, rail or air traffic.***

23 1. No Impact.

24 This criterion is not applicable to the Project and no impacts will occur. (Initial Study
25 p. 157). The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Section V.43 of the Initial Study and the citations
27 noted therein.

1 ***Impact:** Create traffic hazards by project design.*

2 ***Transportation Threshold 43e:** Substantially increase hazards due to a geometric design*
3 *feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm*
4 *equipment).*

5 1. No Impact.

6 The Project will not create any hazardous road or intersection conditions or introduce
7 incompatible uses into the area (Initial Study p. 158). The evidence supporting these
8 conclusions includes, without limitation, the discussion of these impacts in Section
9 V.43 of the Initial Study and the citations noted therein.

10 **L. Utilities and Service Systems**

11 ***Impact:** Conflict with plans.*

12 ***Energy Conservation Threshold 50a:** Conflict with any adopted energy conservation plans.*

13 1. No Impact.

14 Refer to the discussion under Threshold 49. The Project would increase the site's
15 demand for energy compared to its existing undeveloped state. Specifically, the
16 proposed Project would increase consumption of energy for space and water heating,
17 air conditioning, lighting, and operation of miscellaneous equipment and appliances.
18 The Project will comply with all Title 24 energy conservation requirements. The
19 Title 24 Building Energy Efficiency Standards were developed by the CEC and apply
20 to energy consumed for heating, cooling, ventilation, water heating, and lighting in
21 new residential and non-residential buildings. Adherence to these efficiency
22 standards would result in a "maximum feasible" reduction in unnecessary energy
23 consumption. No conflict with any adopted energy conservation plans would occur
24 if the proposed Project is implemented (Initial Study p. 172). The evidence
25 supporting these conclusions includes, without limitation, the discussion of these
26 impacts in Section V.50 of the Initial Study and the citations noted therein.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
28 impacts associated with the EIR are determined to be less than significant in consideration of existing

1 regulations, standard conditions, which are not considered unique mitigation, and project design features.

2 **A. Aesthetics**

3 ***Impact:*** *Substantially damage scenic resources, obstruction of scenic vistas, or creation of*
4 *aesthetically offensive site.*

5 ***Scenic Resources Threshold 1b:*** *Substantially damage scenic resources, including, but not*
6 *limited to, trees, rock outcroppings and unique or landmark features; obstruct any*
7 *prominent scenic vista or view open to the public; or result in the creation of an aesthetically*
8 *offensive site open to public view.*

9 1. **Less Than Significant Impact.**

10 The Project will clearly change the visual setting for the Project site and its
11 immediate environs. The Project is consistent with the General Plan Land Use
12 Designation of Community Development: Medium Density Residential. The Project
13 proposed a change of zone from R-1 (One-Family Dwellings) to R-4 (Planned
14 Residential). As part of the R-4 zoning, site specific design guidelines were created
15 to guide the implementation of the Project – consistent with the General Plan (SC-
16 AES-5), as well as the Third and Fifth Supervisorial Districts Design Standards and
17 Guidelines (SC-AES-4). There are no trees but there are small, isolated rock
18 outcroppings on the Project site, and these will be removed as part of the Project
19 development. Due to the number and size of these outcroppings, their removal is
20 considered less than significant. There are no unique, or landmark features on the
21 Project site. There are no scenic vistas within the area that will be affected by the
22 Project. The Project will not result in the creation of an aesthetically offensive site
23 open to public view, since future development would be similar in appearance.
24 Therefore, impacts in this regard will be less than significant with implementation of
25 Standard Conditions SC-AES-4 and AC-AES-5 (DEIR pp. 4.2-23 - 4.2-26). The
26 Project will also be required to comply to the Countywide Design Standards &
27 Guidelines (SC-AES-1) (Initial Study p. 58). The evidence supporting these
28

1 conclusions includes, without limitation, the discussion of these impacts in
2 Subchapter 4.2 of the DEIR and the citations noted therein.

3 2. Standard Conditions.

4 **SC-AES-1.** The Project shall be consistent with the Countywide Design Standards
5 & Guidelines which are in effect at the time of map design and at building permit
6 issuance.

7 **SC-AES-4.** The Project shall be consistent with the Third and Fifth Supervisorial
8 Districts Design Standards and Guidelines which are in effect at the time of
9 map design and at building permit issuance.

10 **SC-AES-5.** The Project shall comply with the final approved version of the
11 Design Manual Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024,
12 and Tentative Tract Map No. 37439), prepared by Matthew Fagan
13 Consulting Services, Inc.

14 ***Impact:*** *Substantially degrade the existing visual character of public views.*

15 ***Scenic Resources Threshold 1c:*** *In non-urbanized areas, substantially degrade the existing*
16 *visual character or quality of public views of the site and its surroundings. (Public views are*
17 *those that are experienced from publicly accessible vantage points.) If the project is in an*
18 *urbanized area, would the project conflict with applicable zoning and other regulations*
19 *governing scenic quality.*

20 1. Less Than Significant Impact.

21 Please reference the discussion in Threshold 1.b. The Project site is surrounded by
22 properties with Medium Density Residential General Plan Land Use Designations.
23 These properties will ultimately be developed in a manner similar to the Project. The
24 Project will not substantially degrade the existing visual character or quality of public
25 views of the site and its surroundings, nor will the Project conflict with applicable
26 zoning and other regulations governing scenic quality. Therefore, impacts in this
27 regard will be less than significant with implementation of Standard Conditions SC-
28 AES-4 and AC-AES-5 (DEIR p. 4.2-26). The evidence supporting these conclusions

1
2 includes, without limitation, the discussion of these impacts in Subchapter 4.2 of the
3 DEIR and the citations noted therein.

4 2. Standard Conditions.

5 **See SC-AES-4 and SC-AES-5 in Threshold 1b.**

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

7 ***Mt. Palomar Observatory Threshold 2a: Interfere with the nighttime use of the Mt. Palomar***
8 ***Observatory, as protected through Riverside County Ordinance No. 655.***

9 1. Less Than Significant Impact.

10 The Project site is outside of the influence area of the Mt. Palomar Observatory
11 established in Ordinance No. 655 (SC-AES-2). Therefore, impacts in this regard will
12 be less than significant with implementation of Standard Condition SC-AES-2
13 (Initial Study p. 61). The evidence supporting these conclusions includes, without
14 limitation, the discussion of these impacts in Section V.2 of the Initial Study and the
15 citations noted therein.

16 **M. Standard Conditions.**

17 **SC-AES-2.** Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No.
18 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting
19 with shields or cutoff luminaries, shall be utilized. Any outside lighting shall be hooded and
20 directed so as not to shine directly upon adjoining property or public rights-of-way. The
21 Project will be conditioned that, prior to the issuance of building permits, all new
22 construction which introduces light sources be required to have shielding or other light
23 pollution-limiting characteristics such as hood or lumen restrictions.

24 ***Impact: Adversely affect day or nighttime views.***

25 ***Other Lighting Issues Threshold 3a: Create a new source of substantial light or glare***
26 ***which would adversely affect day or nighttime views in the area.***

27 1. Less Than Significant Impact.

28 The Project site is proposed to develop similar to surrounding development in terms

1 of suburban lighting and will comply with County regulations regarding new sources
2 of light. Once operational, the Project will be required to comply with Ordinance No.
3 655 (SC-AES-2) and Ordinance No. 915 (SC-AES-3). Therefore, impacts in this
4 regard will be less than significant with implementation of standard conditions
5 (Initial Study pp. 62 through 63). The evidence supporting these conclusions
6 includes, without limitation, the discussion of these impacts in Section V.3 of the
7 Initial Study and the citations noted therein.

8 2. Standard Conditions.

9 **See SC-AES-2 in Threshold 2a.**

10 **SC-AES-3.** The Project shall comply with Ordinance No. 915 which requires all
11 outdoor luminaires to be located, adequately shielded, and directed such that no
12 direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance
13 No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few
14 exceptions. Prior to the issuance of building permits, all new construction which
15 introduces light sources, shall be required to shield any outdoor luminaire by opaque
16 components or materials, such that light rays are limited to the parcel of origin and
17 the light source is not visible from another property or public right-of-way.

18 ***Impact:*** *Create unacceptable lighting levels.*

19 ***Other Lighting Issues Threshold 3b:*** *Expose residential property to unacceptable light*
20 *levels.*

21 1. Less Than Significant Impact.

22 As discussed in Threshold 2.a., construction impacts will be temporary, of short-
23 duration, and will cease when Project construction is completed. Once inhabited,
24 lighting will be required to be in conformance with Ordinance No. 655 (SC-AES-2)
25 and Ordinance No. 915 (SC-AES-3). Therefore, impacts in this regard will be less
26 than significant with implementation of Standard Conditions (Initial Study p. 63).
27 The evidence supporting these conclusions includes, without limitation, the
28

1 discussion of these impacts in Section V.3 of the Initial Study and the citations noted
2 therein.

3 2. Standard Conditions.

4 See SC-AES-2 in Threshold 2a.

5 See SC-AES-3 in Threshold 3a.

6 N. Agriculture and Forest Resources

7 *Impact: Result in the loss of important farmland to non-agricultural use.*

8 *Agriculture Threshold 4a: Convert Prime Farmland, Unique Farmland, or Farmland of*
9 *Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland*
10 *Mapping and Monitoring Program of the California Resources Agency, to non-agricultural*
11 *use.*

12 1. Less Than Significant Impact.

13 The site contains land classified as important farmland, but the Project will use land
14 for non-agricultural uses. The existing General Plan Land Use designations for the
15 Project components are Medium Density Residential (MDR) and Estate Density
16 Residential (EDR). Neither of these are agricultural General Plan land use
17 designations. The existing General Plan designations do not provide for agricultural
18 use and no change to the existing General Plan designations is required to develop
19 the proposed Project. Impacts will be less than significant, and no standard
20 conditions or mitigation measures are required (DEIR p. 4.3-9). The evidence
21 supporting these conclusions includes, without limitation, the discussion of these
22 impacts in Subchapter 4.3 of the DEIR and the citations noted therein.

23 *Impact: Development of non-agricultural uses within 300 feet of agriculturally zoned*
24 *property.*

25 *Agriculture Threshold 4c: Cause development of non-agricultural uses within 300 feet of*
26 *agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").*

27 1. Less Than Significant Impact.

28 The Project will cause development of non-agricultural uses within 300 feet of

1 agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”), however, the
2 General Plan and General Plan EIR anticipated this conflict. Any impacts will less
3 than significant level with adherence to Standard Condition SC-AG-1 (DEIR p. 4.3-
4 21). The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subchapter 4.3 of the DEIR and the citations noted
6 therein.

7 2. Standard Conditions.

8 **SC-AG-1.** The Project shall comply with the Right-to-Farm Ordinance No. 625.
9 Every home in the Project area shall include the following disclosures in the title
10 report, which shall be delivered to the Buyer(s) before the close of escrow:

- 11 1. The property is located within 1 mile of farmland as designated on the most
12 recent Important Farmland Map; and
- 13 2. Residents could be subject to inconvenience or discomfort resulting from
14 accepted farming activities.

15 C. Air Quality

16 *Impact: Exposure of sensitive receptors within one mile of the Project site to substantial*
17 *pollutant concentrations.*

18 *Air Quality Threshold 6c (Initial Study Threshold 6d: The Project would result in less than*
19 *significant impacts due to exposure of sensitive receptors which are located within 1.0 mile*
20 *of the project site to substantial pollutant concentrations.*

21 1. Less Than Significant Impact.

22 Without mitigation, construction emissions would not exceed the Local Significance
23 Thresholds (LSTs) for any criteria pollutants. According to LST methodology, LSTs
24 would apply to the operational phase, if the Project includes stationary sources, or
25 attracts mobile sources that may spend long periods queuing and idling at the Project
26 site (e.g., transfer facilities and warehouse buildings). The Project does not include
27 such uses, and thus due to the lack of significant stationary source emissions, no
28 long-term localized significance threshold analysis is needed. The Project site is

1 currently vacant land that does not contain any operational land uses that emit toxic
2 air contaminants. There are no health cancer and non-cancer risks associated with
3 TACs. The proposed Project is a residential project and will not be a source of toxic
4 air contaminants. The proposed Project would not produce the volume of traffic
5 required to generate a CO "hot spot." Therefore, impacts will be less than significant,
6 and no standard conditions or mitigation measures are required (DEIR p. 4.4-42).
7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subchapter 4.4 of the DEIR and the citations noted
9 therein.

10 **D. Cultural Resources**

11 *Impact: Disturb human remains.*

12 *Archaeological Resources Threshold 9c: Disturb any human remains, including those*
13 *interred outside of formal cemeteries.*

14 1. Less Than Significant Impact.

15 Due to historic human presence, activity, and use of the Project site, the potential for
16 buried human remains to be disturbed is considered low. However, if human remains
17 are encountered during construction, all work shall cease, and the Riverside County
18 Coroner's Office shall be contacted pursuant to procedures set forth in Section
19 7050.5 of the Health and Safety Code. Standard Condition SC-CUL-1 is required to
20 reduce potentially significant impacts to previously unknown human remains that
21 may be unexpectedly discovered during Project implementation to a less than
22 significant level (Initial Study p. 81). Note that the Pechanga Tribe commented on
23 the DEIR analysis and SC-CUL-1 was modified and MM-CUL-8 was added for
24 additional protection of human remains (FEIR pp. 3-10 through 3-16). Impacts to
25 archaeological resources remain less than significant with the modified mitigation
26 measures, and this does not constitute significant new information that would trigger
27 recirculation of the DEIR (FEIR p. 3-7). The evidence supporting these conclusions
28 includes, without limitation, the discussion of these impacts in Subchapter 4.6 of the

1 DEIR and the citations noted therein. Therefore, impacts will be less than significant
2 with implementation of Standard Condition SC-CUL-1 (Initial Study pp. 81 through
3 82). The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subchapter 4.6 of the DEIR and the citations noted
5 therein.

6 2. Standard Conditions.

7 **SC-CUL-1.** If Human Remains Found. If human remains are found on this site, the
8 developer/permit holder or any successor in interest shall comply with State Health
9 and Safety Code Section 7050.5 (See also MM-CUL-8).

10 **E. Geology and Soils**

11 ***Impact:** Risk of seismic-related ground failure or liquefaction.*

12 ***Liquefaction Potential Zone Threshold 11a:** Be subject to seismic-related ground failure,*
13 *including liquefaction.*

14 1. Less Than Significant Impact.

15 A geotechnical constraints analysis for the Project site concluded there was no
16 potential for seismically-related ground failure and liquefaction. The Project shall
17 comply with the most recent version of Ordinance No. 457. In addition, all proposed
18 buildings shall be subject to the seismic design criteria of the California Building
19 Code (in effect prior to grading permit issuance, prior to building permit issuance,
20 and prior to building final), which contains seismic safety provisions with the aim of
21 preventing building collapse during a design earthquake, so that occupants would be
22 able to evacuate after the earthquake. With implementation of Standard Conditions
23 SC-GEO-1 and SC-GEO-2, impacts will be less than significant (Initial Study pp.
24 84-89). The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Section V.11 of the Initial Study and the citations
26 noted therein.

27 2. Standard Conditions

28 **SC-GEO-1.** The Project shall comply with the most recent version of Ordinance

1 No. 457. In addition, all proposed buildings shall be subject to the seismic design
2 criteria of the California Building Code (in effect prior to grading permit issuance,
3 prior to building permit issuance, and prior to building final), which contains seismic
4 safety provisions with the aim of preventing building collapse during a design
5 earthquake, so that occupants would be able to evacuate after the earthquake.

6 **SC-GEO-2.** Prior to the issuance of a grading and/or building permit, the Project
7 applicant shall submit plans that demonstrate compliance with the geotechnical
8 conclusions and recommendations contained in the Geo Investigation as it pertains
9 to:

- 10 • General Earthwork and Grading;
- 11 • Earthwork Shrinkage and Subsidence;
- 12 • Removal Recommendations;
- 13 • Slopes;
- 14 • Seismic Design Parameters;
- 15 • Liquefaction and Secondary Earthquake Hazards;
- 16 • Foundations;
- 17 • Lateral Load Resistance;
- 18 • Interior Slab on Grade;
- 19 • Miscellaneous Concrete Flatwork;
- 20 • Cement Type and Corrosion Potential;
- 21 • Temporary Slopes;
- 22 • Utility Trench Backfill;
- 23 • Preliminary Pavement Sections;
- 24 • Drainage and Moisture Proofing;
- 25 • Geotechnical Observations;
- 26 • Plan Review; and
- 27 • On-Site Stormwater Disposal.

28

1 ***Impact: Risk of significant ground-shaking for future residents.***

2 ***Ground-Shaking Zone Threshold 12a: Be subject to strong seismic ground shaking.***

3 1. Less Than Significant Impact.

4 A geotechnical constraints analysis for the Project site concluded there was no
5 significant potential for seismic ground shaking to impact future residents. With
6 implementation of Standard Conditions SC-GEO-1 and SC-GEO-2, impacts will
7 be less than significant, and no mitigation measures are required (Initial Study p. 90).
8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Section V.12 of the Initial Study and the citations
10 noted therein.

11 2. Standard Conditions

12 **See SC-GEO-1 and SC-GEO-2 in Threshold 11a.**

13 ***Impact: Risk of significant landslides on future residents.***

14 ***Landslide Risk Threshold 13a: Be located on a geologic unit or soil that is unstable, or***
15 ***that would become unstable as a result of the project, and potentially result in on- or off-site***
16 ***landslide, lateral spreading, collapse, or rockfall hazards.***

17 1. Less Than Significant Impact.

18 A geotechnical constraints analysis for the Project site concluded there was no
19 significant potential for landslides to impact future residents or existing surrounding
20 properties. With implementation of Standard Conditions SC-GEO-1 and SC-GEO-
21 2, impacts will be less than significant and mitigation measures are required (Initial
22 Study p. 92). The evidence supporting these conclusions includes, without limitation,
23 the discussion of these impacts in Section V.13 of the Initial Study and the citations
24 noted therein.

25 2. Standard Conditions

26 **See SC-GEO-1 and SC-GEO-2 in Threshold 11a.**

27 ***Impact: Risk of significant ground subsidence on future residents.***

28 ***Ground Subsidence Threshold 14a: Be located on a geologic unit or soil that is unstable,***

1 or that would become unstable as a result of the project, and potentially result in ground
2 subsidence.

3 1. Less Than Significant Impact.

4 A geotechnical constraints analysis for the Project site concluded there was no
5 significant potential for ground subsidence to impact future residents. With
6 implementation of Standard Conditions SC-GEO-1 and SC-GEO-2, impacts will
7 be less than significant and mitigation measures are required (Initial Study pp. 93
8 through 95). The evidence supporting these conclusions includes, without limitation,
9 the discussion of these impacts in Section V.14 of the Initial Study and the citations
10 noted therein.

11 2. Standard Conditions

12 **See SC-GEO-1 and SC-GEO-2 in Threshold 11a.**

13 *Impact: Topography changes.*

14 *Slopes Threshold 16a: Change topography or ground surface relief features.*

15 1. Less Than Significant Impact.

16 The Project rough grading will involve approximately 175,811 cubic yards (CY) of
17 cut and 418,339 CY of fill. The site currently ranges in elevation from approximately
18 1,434 feet above mean sea level (AMSL) on the western side of the Project site to
19 1,445 AMSL in the northeastern corner of the site. When graded, the Project will
20 range in elevation from a high of 1,447 AMSL at the intersection of Holland Road
21 and Eucalyptus Road to a low elevation of 1,427 AMSL at the bottom of the Holland
22 Channel where it crosses Leon Road. This demonstrates that the range of site
23 elevation variations will widen from 11' to 20' to facilitate the development of the
24 Project. The Project will therefore change the topography and surface relief features.
25 These changes will be required in order to re-contour the Project topography in a
26 manner to accommodate single-family residential homes, roadways, private open
27 space, landscaping and drainage/water quality facilities (including the trapezoidal
28 earthen drainage channel). As designed, the changes to the topography and ground

1 surface relief features will be in keeping with the existing and proposed physical
2 developments adjacent to the Project site. Therefore, impacts will be less than
3 significant, and no standard conditions or mitigation measures are required (Initial
4 Study p. 96). The evidence supporting these conclusions includes, without limitation,
5 the discussion of these impacts in Section V.16 of the Initial Study and the citations
6 noted therein.

7 ***Impact: Potential to cause significant erosion of soil.***

8 ***Soils Threshold 17a: Result in substantial soil erosion or the loss of topsoil.***

9 1. Less Than Significant Impact.

10 A geotechnical constraints analysis for the Project site, tract map, water quality
11 management plan, and grading plan concluded there was no significant potential for
12 soil erosion that would create risks either during construction of on future residents.
13 With implementation of Standard Conditions SC-GEO-3, SC-AQ-1, and SC-HYD-
14 1, impacts will be less than significant, and no mitigation measures are required
15 (Initial Study p. 98). The evidence supporting these conclusions includes, without
16 limitation, the discussion of these impacts in Section V.17 of the Initial Study and
17 the citations noted therein.

18 2. Standard Conditions.

19 **SC-GEO-3.** The Project applicant plant and irrigate all manufactured slopes equal
20 to or greater than 3 feet in vertical height with drought tolerant grass or ground cover;
21 slopes 15 feet or greater in vertical height shall also be planted with drought tolerant
22 shrubs or trees in accordance with the requirements of Ordinance No. 457.

23 **See SC-AQ-1 in Threshold 6b.**

24 **See SC-HYD-1 in Threshold 24a.**

25 ***Impact: Potential risks due to expansive soils.***

26 ***Soils Threshold 17b: Be located on expansive soil, as defined in Section 1802.3.2 of the***
27 ***California Building Code (2007), creating substantial risks to life or property.***

28 1. Less Than Significant Impact.

1 A geotechnical constraints analysis for the Project site concluded there was no
2 significant potential for expansive soils that would create risks either during
3 construction of on future residents. With implementation of Standard Conditions SC-
4 GEO-1 and SC-GEO-2, impacts will be less than significant, and no mitigation
5 measures are required (Initial Study pp. 98 through 99). The evidence supporting
6 these conclusions includes, without limitation, the discussion of these impacts in
7 Section V.17 of the Initial Study and the citations noted therein.

8 2. Standard Conditions.

9 **See SC-GEO-1 and SC-GEO-2 in Threshold 11a.**

10 *Impact: On- or off-site erosion.*

11 **Erosion Threshold 18a:** *The Project would result in less than significant impacts due to*
12 *substantial erosion on- or off-site.*

13 1. Less Than Significant Impact.

14 A site drainage plan is required by the County and will be reviewed by the Riverside
15 County Building and Safety Department and/or RCFC&WCD. Erosion and siltation
16 reduction measure BMPs contained in the required SWPPP will be implemented
17 during construction. At the completion of construction, the Project will consist of
18 impervious surfaces, landscaped planters, and post-construction BMPs. Standard
19 Conditions SC-HYD-1 through SC-HYD-3 are required in order to ensure that the
20 Project's potential impacts to hydrology and water quality resources would remain
21 less than significant (DEIR p. 4.7-17) as shown below. The evidence supporting
22 these conclusions includes, without limitation, the discussion of these impacts in
23 Subchapter 4.7 of the DEIR and the citations noted therein.

24 2. Standard Conditions.

25 **See SC-HYD-1 through SC-HYD-3 in Threshold 24a.**

26 *Impact: Potential to cause significant erosion of soil by wind.*

27 **Wind Erosion and Blowsand Threshold 19a:** *Be impacted by or result in an increase in*
28 *wind erosion and blowsand, either on- or offsite.*

1 1. Less Than Significant Impact.

2 A geotechnical constraints analysis for the Project site as well as a review of County
3 wind erosion and blowsand mapping (Map My County, Initial Study Appendix A)
4 concluded there was no significant potential for soil erosion from wind or blowsand
5 conditions that would create risks either during construction of on future residents.
6 With implementation of Standard Conditions SC-GEO-1 and SC-HYD-1, impacts
7 will be less than significant (Initial Study pp. 102 through 103). The evidence
8 supporting these conclusions includes, without limitation, the discussion of these
9 impacts in Section V.19 of the Initial Study and the citations noted therein.

10 2. Standard Conditions

11 **See SC-GEO-1 in Threshold 11a.**

12 **See SC-HYD-1 in Threshold 24a.**

13 **F. Hazards and Hazardous Materials**

14 *Impact: Interfere with emergency response or evacuation plans.*

15 ***Hazards and Hazardous Materials Threshold 21c: Impair implementation of or physically***
16 ***interfere with an adopted emergency response plan or an emergency evacuation plan.***

17 1. Less Than Significant Impact.

18 The Project site has direct access to the I-215 Freeway via Domenigoni Parkway to
19 the north and Scott Road to the south which provide regional as well as local access
20 and will create a network of additional streets consistent with the General Plan. There
21 is no aspect of the Project that would hinder evacuation or emergency response. With
22 implementation of Standard Condition SC-TR-2, potential impacts are less than
23 significant, and no mitigation measures are required (Initial Study p. 106). The
24 evidence supporting these conclusions includes, without limitation, the discussion of
25 these impacts in Section V.21 of the Initial Study and the citations noted therein.

26 2. Standard Conditions.

27 **See SC-TR-2 in Threshold 43a.**

28 ***Impact: Create impacts related to hazardous materials that would impact nearby schools.***

1 ***Hazards and Hazardous Materials Threshold 21d: Emit hazardous emissions or handle***
2 ***hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of***
3 ***an existing or proposed school.***

4 1. Less Than Significant Impact.

5 There are no school facilities within a quarter mile of the Project site, and with
6 implementation of Standard Conditions SC-HYD-1 and SC-HYD-2, potential
7 impacts are less than significant, and no mitigation measures are required (Initial
8 Study p. 107). The evidence supporting these conclusions includes, without
9 limitation, the discussion of these impacts in Section V.21 of the Initial Study and
10 the citations noted therein.

11 2. Standard Conditions.

12 **See SC-HYD-1 and SC-HYD-2 in Threshold 24a.**

13 ***Impact: Loss, injury, or death involving wildland fires.***

14 ***Hazards and Hazardous Materials Threshold 23a: Expose people or structures to a***
15 ***significant risk of loss, injury or death involving wildland fires, including where wildlands***
16 ***are adjacent to urbanized areas or where residences are intermixed with wildlands.***

17 1. Less Than Significant Impact.

18 The proposed Project site is not located within either a high fire area, or within a
19 State Fire Responsibility Area. Prior to final map recordation, prior to grading permit
20 issuance, prior to building permit issuance, and prior to building final inspection the
21 Project will need to demonstrate compliance with Ordinance No. 787. The Project
22 applicant shall comply with the provisions of Ordinance No. 659, which requires
23 payment of the appropriate DIF fees set forth in the Ordinance. With implementation
24 of Standard Conditions SC-HAZ-1 and SC-PS-1, potential impacts are less than
25 significant, and no mitigation measures are required (Initial Study p. 113). The
26 evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Section V.23 of the Initial Study and the citations noted therein.

1 2. Standard Conditions.

2 See SC-HAZ-1 in Threshold 23a.

3 See SC-PS-1 in Threshold 36.

4 **G. Hydrology and Water Quality**

5 *Impact: Violation of water quality standards or waste discharge requirements.*

6 *Water Quality Impacts Threshold 24a: Violate any water quality standards or waste*
7 *discharge requirements or otherwise substantially degrade surface or ground water quality.*

8 1. Less Than Significant Impact.

9 The Project requires the preparation of a SWPPP for control of pollutants during
10 construction and a WQMP for control of pollutants during occupancy of the Project
11 site. The WQMP identifies post-construction BMPs in addressing increases in
12 impervious surfaces, methods to decrease incremental increases in off-site
13 stormwater flows, and methods for decreasing pollutant loading in off-site discharges
14 as required by the applicable NPDES requirements. The protection of water quality
15 and future runoff volumes will be accomplished by reducing, to the extent feasible,
16 the amount of impervious surface and through on-site retention. All wastewater
17 associated with the Project's interior plumbing systems will be discharged into the
18 local sewer system for treatment at the regional wastewater treatment plant. Standard
19 Condition SC-HYD-4 is required in order to ensure that the Project's potential
20 impacts to water quality resources (waste discharge requirements) would remain less
21 than significant. Therefore, the Project will not violate any water quality standards
22 or waste discharge requirements or otherwise substantially degrade surface or ground
23 water quality. Standard Conditions SC-HYD-1 through SC-HYD-4 are required in
24 order to ensure that the Project's potential impacts to hydrology and water quality
25 resources would remain less than significant (DEIR p. 4.10-42). The evidence
26 supporting these conclusions includes, without limitation, the discussion of these
27 impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

1 2. Standard Conditions.

2 **SC-HYD-1.** The Project shall control stormwater runoff so as to prevent any
3 deterioration of water quality that will impair subsequent or competing uses of the
4 water. The County will review and approve Best Management Practices (BMPs)
5 contained in the Project applicants submitted Stormwater Pollution Prevention Plan
6 (SWPPP) to be implemented to reduce the discharge of pollutants during
7 construction. The Project applicant's SWPPP shall identify erosion control BMPs to
8 minimize pollutant discharges during construction activities. These identified BMPs
9 will include stabilized construction entrances, sand bagging, designated concrete
10 washout, tire wash racks, silt fencing, and curb cut/inlet protection.

11 **SC-HYD-2.** The Project proponent shall submit a Water Quality Management
12 Plan (WQMP) for review and approval. The WQMP identifies post-construction
13 BMPs in addressing increases in impervious surfaces, methods to decrease
14 incremental increases in off-site stormwater flows, and methods for decreasing
15 pollutant loading in off-site discharges as required by the applicable NPDES
16 requirements.

17 **SC-HYD-3.** The Project proponent shall submit a Water Quality Management
18 Plan (WQMP) for review and approval. The WQMP identifies post-construction
19 BMPs in addressing increases in impervious surfaces, methods to decrease
20 incremental increases in off-site stormwater flows, and methods for decreasing
21 pollutant loading in off-site discharges as required by the applicable NPDES
22 requirements.

23 **SC-HYD-4.** Wastewater. All wastewater associated with the Project's interior
24 plumbing systems will be discharged into the local sewer system for treatment at the
25 regional wastewater treatment plant.

26 **Impact:** *Substantially decrease groundwater supplies or interfere with groundwater*
27 *recharge.*

28 **Water Quality Impacts Threshold 24b:** *Substantially decrease groundwater supplies or*

1 *interfere substantially with groundwater recharge such that the Project may impede*
2 *sustainable groundwater management of the basin.*

3 1. Less Than Significant Impact.

4 The Project geotechnical evaluation noted that no groundwater was encountered in
5 any of the test pits that were excavated at the site to a maximum depth of 9 feet below
6 existing grade or the borings that were excavated to 21 feet below existing grade. No
7 groundwater was encountered by previous consultants in borings excavated to 50
8 feet below existing grade. Project-related grading will not reach these depths and no
9 disturbance of groundwater is anticipated. The proposed single-family residential
10 building footprints, roadways and other hardscape will increase on-site impervious
11 surface coverage thereby reducing the total amount of infiltration on-site. The
12 Project site will construct the proposed Holland Channel (designated as Line A
13 through the Project site) and Line B. The Holland Channel will be constructed from
14 Eucalyptus Avenue to the existing culvert at Southshore Drive. This system will be
15 a combination of box culverts and open channels that will be engineered, earthen
16 channels with a low flow concrete channel. The drainage system will be maintained
17 by RCFC&WCD. The open channels will allow for groundwater recharge. The
18 Project will not decrease groundwater supplies or interfere substantially with
19 groundwater recharge such that the Project may impede sustainable groundwater
20 management of the basin. Therefore, potential impacts are less than significant, and
21 no standard conditions or mitigation measures are required (DEIR pp. 4.10-42 and
22 4.10-43). The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subchapter 4.10 of the DEIR and the citations noted
24 therein.

25 ***Impact:*** *Substantially alter existing drainage patterns or natural channels.*

26 ***Water Quality Impacts Threshold 24c:*** *Substantially alter the existing drainage pattern of*
27 *the site or area, including through the alteration of the course of a stream or river or through*
28 *the addition of impervious surfaces.*

1 1. Less Than Significant Impact.

2 There are no identified streams or rivers on the Project site. The proposed Project
3 will utilize bioretention basins to treat for water quality purposes. The required water
4 quality volume was determined by using the Santa Ana Watershed Best Management
5 Practices Design Volume Spreadsheets. The effective impervious fraction was
6 calculated based upon the tributary land use designations. A site drainage plan is
7 required by the County and will be reviewed by the Riverside County Building and
8 Safety Department and/or RCFC&WCD. At the completion of construction, the
9 Project will consist of impervious surfaces, landscaped planters, and post-
10 construction BMPs. Standard Conditions SC-HYD-1 through SC-HYD-3 are
11 required in order to ensure that the Project's potential impacts to hydrology and water
12 quality resources would remain less than significant. Therefore, the Project will not
13 substantially alter the existing drainage pattern of the site or area, including through
14 the alteration of the course of a stream or river or through the addition of impervious
15 surfaces. Standard Conditions SC-HYD-1 through SC-HYD-3 are required in order
16 to ensure that the Project's potential impacts to hydrology and water quality
17 resources would remain less than significant (DEIR p. 4.10-43). The evidence
18 supporting these conclusions includes, without limitation, the discussion of these
19 impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

20 2. Standard Conditions.

21 **See SC-HYD-1 through SC-HYD-3 in Threshold 24a.**

22 *Impact: Cause substantial erosion either on- or off-site.*

23 *Water Quality Impacts Threshold 24d: Result in substantial erosion or siltation on-site or*
24 *off-site.*

25 1. Less Than Significant Impact.

26 A site drainage plan is required by the County and will be reviewed by the Riverside
27 County Building and Safety Department and/or RCFC&WCD. Erosion and siltation
28 reduction measure BMPs contained in the required SWPPP will be implemented

1 during construction. At the completion of construction, the Project will consist of
2 impervious surfaces, landscaped planters, and post-construction BMPs. Standard
3 Conditions SC-HYD-1 through SC-HYD-3 are required in order to ensure that the
4 Project's potential impacts to hydrology and water quality resources would remain
5 less than significant (DEIR p. 4.10-44) as shown below. The evidence supporting
6 these conclusions includes, without limitation, the discussion of these impacts in
7 Subchapter 4.10 of the DEIR and the citations noted therein.

8 2. Standard Conditions.

9 **See SC-HYD-1 through SC-HYD-3 in Threshold 24a.**

10 ***Impact:*** Cause flooding on- or off-site by increasing runoff from the site.

11 ***Water Quality Impacts Threshold 24e:*** Substantially increase the rate or amount of surface
12 runoff in a manner which would result in flooding on-site or off-site.

13 1. Less Than Significant Impact.

14 Water erosion will be prevented through the County's standard, mandated, erosion
15 control practices required pursuant to the CBC, and the National Pollution Discharge
16 Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is
17 included as Standard Conditions SC-HYD-1 through Standard Condition SC-HYD-
18 3. The Project contains drainage improvements that will serve to facilitate local and
19 regional drainage. The Project will result in improvements that will benefit an area
20 that is currently deficient in these facilities. aside from the accumulations of water
21 in the future detention basins, the proposed Project is not forecast to substantially
22 change the amount of surface water in any water body, including during future storms
23 up to the 100-year runoff volume. Therefore, the Project will not substantially
24 increase the rate or amount of surface runoff in a manner which would result in
25 flooding on-site or off-site. Standard Conditions SC-HYD-1 through SC-HYD-3 are
26 required in order to ensure that the Project's potential impacts to hydrology and water
27 quality resources would remain less than significant (DEIR p. 4.10-44). The evidence
28 supporting these conclusions includes, without limitation, the discussion of these

1 impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

2 2. Standard Conditions.

3 **See SC-HYD-1 through SC-HYD-3 in Threshold 24a.**

4 ***Impact: Exceed stormwater capacity or provide additional polluted runoff.***

5 ***Water Quality Impacts Threshold 24f: Create or contribute runoff water which would***
6 ***exceed the capacity of existing or planned stormwater drainage systems or provide***
7 ***substantial additional sources of polluted runoff.***

8 1. Less Than Significant Impact.

9 Consistent with the discussion in Thresholds 24.a and 24.c, potentially significant
10 impacts could occur if development of the project results in runoff water which
11 would exceed the capacity of existing or planned stormwater drainage systems or
12 provide substantial additional sources of polluted runoff. With site design features
13 which incorporate measures to control surface runoff, and the incorporation of
14 Standard Conditions SC-HYD-1 through SC-HYD-4, Project's potential impacts to
15 hydrology and water quality resources which would exceed the capacity of existing
16 or planned stormwater drainage systems or provide substantial additional sources of
17 polluted runoff would remain less than significant (DEIR p. 4.10-45). The evidence
18 supporting these conclusions includes, without limitation, the discussion of these
19 impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

20 2. Standard Conditions.

21 **See SC-HYD-1 through SC-HYD-4 in Threshold 24a.**

22 ***Impact: Impede or redirect flood flows.***

23 ***Water Quality Impacts Threshold 24g: Impede or redirect flood flows.***

24 1. Less Than Significant Impact.

25 The proposed Project site is located in Zone "X," which is identified as an area of
26 minimal flood hazard. All runoff from the future developed site will be managed
27 including future storms up to the 100-year storm. Based on these findings, the
28 proposed Project can be implemented without exposing the Project to a significant

1 flood hazard using the 100-year criterion. The proposed Project will not impede or
2 redirect flood flows in a manner that would result in significant adverse impacts to
3 the environment. Therefore, potential impacts are less than significant, and no
4 standard conditions or mitigation measures are required (DEIR p. 4.10-45). The
5 evidence supporting these conclusions includes, without limitation, the discussion of
6 these impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

7 ***Impact: Pollutant risk due to inundation.***

8 ***Water Quality Impacts Threshold 24h: In flood hazard, tsunami, or seiche zones, risk the***
9 ***release of pollutants due to Project inundation.***

10 1. Less Than Significant Impact.

11 The proposed Project site is located in Zone “X,” which is identified as an area of
12 minimal flood hazard. All runoff from the future developed site will be managed
13 including future storms up to the 100-year storm. Based on these findings, the
14 proposed Project can be implemented without exposing the Project to a significant
15 flood hazard using the 100-year criterion. Tsunamis do not pose hazards due to the
16 inland location of the Project site. According to the Safety Element, the Project site
17 is not located in a special flood hazard area, therefore, seiches do not pose a hazard
18 to the Project site. Any impacts will be less than significant (DEIR p. 4.10-45). The
19 evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subchapter 4.10 of the DEIR and the citations noted therein.

21 ***Impact: Conflict with implementation of plans.***

22 ***Water Quality Impacts Threshold 24i: Conflict with or obstruct implementation of a water***
23 ***quality control plan or sustainable groundwater management plan.***

24 1. Less Than Significant Impact.

25 These individual impacts are addressed under Thresholds 24.a, 24.b, 24.c, and 24.f
26 above. Standard Conditions SC-HYD-1 through SC-HYD-3 are required in order to
27 ensure that the Project’s potential impacts to hydrology and water quality resources,
28 including a water quality control plan and/or sustainable groundwater management

1 plan, would remain less than significant. Standard Conditions SC-HYD-1 through
2 SC-HYD-3 are not considered unique mitigation under CEQA. Based on this
3 information, the Project will not conflict with or obstruct implementation of a water
4 quality control plan or sustainable groundwater management plan. Therefore,
5 potential impacts are less than significant, and no standard conditions or mitigation
6 measures are required (DEIR p. 4.10-45). The evidence supporting these conclusions
7 includes, without limitation, the discussion of these impacts in Subchapter 4.10 of
8 the DEIR and the citations noted therein.

9 2. Standard Conditions.

10 **See SC-HYD-1 through SC-HYD-3 in Threshold 24a.**

11 **H. Land Use and Planning**

12 *Impact: Conflicts with adopted land use plans that protect the environment.*

13 *Land Use Threshold 26a: Cause a significant environmental impact due to a conflict with*
14 *any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating*
15 *an environmental effect.*

16 1. Less Than Significant Impact

17 There are residential and agricultural zoning classifications on the adjacent and
18 surrounding properties. The Residential Project Components will be consistent with
19 the surrounding residential zoning. The proposed change from R-1 to R-4 allows for
20 flexibility in the zoning standards. The Residential Project components are
21 consistent with the General Plan Land Use Designation of CD:MDR. The Off-site
22 Project components will not conflict with the existing surrounding zoning. The
23 Project is located within both the HVWAP and the SCMVAP. In addition, it is also
24 located within the Highway 79 Policy Area and Estate Density Residential & Rural
25 Residential Policy Area. Lastly, the Project will be subject to the Countywide Design
26 Standards & Guidelines (Guidelines). There is no applicable specific plan. The
27 Project site is located within the Highway 79 Policy Area of the Harvest
28 Valley/Winchester Area Plan. This Policy Area has been implemented to address

1 transportation infrastructure timing as it relates to development projects. The
2 Highway 79 Policy Area contains Policies relevant to the Project that duplicate
3 SCMVAP 1.1, 2.3, and 5.1.

4 The Project proposed a change of zone from R-1 (One-Family Dwellings) to R-4
5 (Planned Residential). As part of the R-4 zoning, site specific Design Guidelines
6 were created to guide the implementation of the Project – consistent with the General
7 Plan, as well as the Third and Fifth Supervisorial Districts Design Standards and
8 Guidelines (see Standard Conditions SC-AES-1, SC-AES-4, and SC-AES-5). The
9 Project, and specifically the Amended Tentative Tract Map 37439 with 447
10 residential lots, is consistent with the General Plan Land Use Designation of
11 Community Development: Medium Density Residential. Given that the proposed
12 Project was anticipated under the existing General Plan land use designation, the
13 proposed land uses would intensify the development and associated population
14 projections planned for under the General Plan. Therefore, the Project would not
15 conflict with and exceed the assumptions used to develop the RTP/SCS. Project
16 consistency with the RTP/SCS demonstrates that Project impacts will be considered
17 less than significant with implementation of Standard Conditions (DEIR p. 4.11-19).
18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subchapter 4.11 of the DEIR and the citations noted
20 therein.

21 2. Standard Conditions.

22 **See SC-AES-1, SC-AES-4, and SC-AES-5 in Threshold 1b.**

23 ***Impact:*** *Divide an established community.*

24 ***Land Use Threshold 26b (Initial Study Threshold 27e):*** *Disrupt or divide the physical*
25 *arrangement of an established community (including a low income or minority community).*

26 1. Less Than Significant Impact.

27 The Project will represent a change to a rural area that will result in a suburban form
28 of development. This form of development is anticipated in the General Plan for the

1 Project site and the environs surrounding the Project site. Roadways (Leon Road,
2 Briggs Road, Holland Road and Eucalyptus Road) will be improved to General Plan
3 standards and will contribute to the planned development of the Project area. The
4 same conclusions can be drawn from the water, sewer, and drainage improvements.
5 None of these improvements would be considered any type of barrier or disruption
6 to the area. The Project would not disrupt or divide the physical arrangement of an
7 established community (agricultural, vacant, or large lot single-family residential).
8 Therefore, potential impacts are less than significant, and no standard conditions or
9 mitigation measures are required (DEIR p. 4.11-19). The evidence supporting these
10 conclusions includes, without limitation, the discussion of these impacts in
11 Subchapter 4.11 of the DEIR and the citations noted therein.

12 **I. Paleontological Resources**

13 *Impact: Divide an established community.*

14 *Paleontological Resources Threshold 34a: Directly or indirectly destroy a unique paleonto-*
15 *logical resource, or site, or unique geologic feature.*

16 1. Less Than Significant Impact.

17 The paleontological portion of the cultural resources evaluation for the Project site
18 indicated the potential for discovering fossil remains was very low, however, should
19 fossil remains be encountered during the site grading phase, potential impacts will
20 remain less than significant with implementation of standard condition SC-PAL-1,
21 and no mitigation measures are required (Initial Study pp. 140 through 142). The
22 evidence supporting these conclusions includes, without limitation, the discussion of
23 these impacts in Section V.34 of the Initial Study and the citations noted therein.

24 2. Standard Conditions.

25 **SC-PAL-1.** This site is mapped in the General Plan as having a “High Potential”
26 for paleontological resources (fossils). Proposed project site grading/earthmoving
27 activities could potentially impact this resource. HENCE:
28 PRIOR TO ISSUANCE OF GRADING PERMITS:

1 1. The applicant shall retain a qualified paleontologist approved by the County
2 of Riverside to create and implement a project-specific plan for monitoring
3 site grading/earthmoving activities (project paleontologist).

4 2. The project paleontologist retained shall review the approved development
5 plan and grading plan and shall conduct any pre-construction work necessary
6 to render appropriate monitoring and mitigation requirements as appropriate.
7 These requirements shall be documented by the project paleontologist in a
8 Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP
9 shall be submitted to the County Geologist for review and approval prior to
10 issuance of a Grading Permit.

11 Information to be contained in the PRIMP, at a minimum and in addition to
12 other industry standards and Society of Vertebrate Paleontology standards,
13 are as follows:

- 14 1. Description of the proposed site and planned grading operations.
- 15 2. Description of the level of monitoring required for all earth-moving
16 activities in the project area.
- 17 3. Identification and qualifications of the qualified paleontological
18 monitor to be employed for grading operations monitoring.
- 19 4. Identification of personnel with authority and responsibility to
20 temporarily halt or divert grading equipment to allow for recovery of
21 large specimens.
- 22 5. Direction for any fossil discoveries to be immediately reported to the
23 property owner who in turn will immediately notify the County
24 Geologist of the discovery.
- 25 6. Means and methods to be employed by the paleontological monitor
26 to quickly salvage fossils as they are unearthed to avoid construction
27 delays.
- 28 7. Sampling of sediments that are likely to contain the remains of small

1 fossil invertebrates and vertebrates.

- 2 8. Procedures and protocol for collecting and processing of samples and
3 specimens.
- 4 9. Fossil identification and curation procedures to be employed.
- 5 10. Identification of the permanent repository to receive any recovered
6 fossil material. *Pursuant the County of Riverside "SABER Policy",
7 paleontological fossils found in the County of Riverside should, by
8 preference, be directed to the Western Science Center in the City of
9 Hemet. A written agreement between the property owner/developer
10 and the repository must be in place prior to site grading.
- 11 11. All pertinent exhibits, maps and references.
- 12 12. Procedures for reporting of findings.
- 13 13. Identification and acknowledgement of the developer for the content
14 of the PRIMP as well as acceptance of financial responsibility for
15 monitoring, reporting and curation fees. The property owner and/or
16 applicant on whose land the paleontological fossils are discovered
17 shall provide appropriate funding for monitoring, reporting, delivery
18 and curating the fossils at the institution where the fossils will be
19 placed, and will provide confirmation to the County that such funding
20 has been paid to the institution.

21 All reports shall be signed by the project paleontologist and all other
22 professionals responsible for the report's content (eg. Professional
23 Geologist), as appropriate. One original signed copy of the report(s)
24 shall be submitted to the office of the County Geologist along with a
25 copy of this condition and the grading plan for appropriate case
26 processing and tracking. These documents should not be submitted to
27 the project Planner, the Plan Check staff, the Land Use Counter or
28 any other County office. In addition, the applicant shall submit proof

1 of hiring (i.e. copy of executed contract, retainer agreement, etc.) a
2 project paleontologist for the in-grading implementation of the
3 PRIMP.

4 Safeguard Artifacts Being Excavated in Riverside County (SABER).

5 **J. Population and Housing**

6 ***Impact: Exceed population projections.***

7 ***Housing Threshold 35e: Cumulatively exceed official regional or local population***
8 ***projections.***

9 1. **Less Than Significant Impact.**

10 The Project proposes 574 single-family residences and would have a build-out
11 population of approximately 1,756 persons (based on 3.06 persons per single-family
12 residential household). This is consistent with the General Plan Land Use
13 Designation of Medium Density Residential (MDR, 2-5 dwelling unit per acre).
14 Although the Project proposes to change the zoning classification from R-1 (One-
15 Family Dwellings) to R-4 (Planned Residential), the R-4 classification will allow
16 densities anticipated within the General Plan Land Use designation MDR range. The
17 Project proposes incremental increases and any impacts would be considered less
18 than significant. No standard conditions or mitigation measures are required (Initial
19 Study pp. 144-145). The evidence supporting these conclusions includes, without
20 limitation, the discussion of these impacts in Section V.35 of the Initial Study and
21 the citations noted therein.

22 ***Impact: Induce substantial population growth into the area.***

23 ***Housing Threshold 35f: Induce substantial unplanned population growth in an area, either***
24 ***directly (for example, by proposing new homes and businesses) or indirectly (for example,***
25 ***through extension of roads or other infrastructure).***

26 1. **Less Than Significant Impact.**

27 The Project is consistent with the range of Medium Density Residential. Therefore,
28 the Project is not proposing a significant intensification of population and housing

1 over the current General Plan projections. Any impacts would be less than
2 significant. New infrastructure will be built as part of this Project which will
3 contribute to extending improved services into the area. The proposed infrastructure
4 improvements have the potential to facilitate development undeveloped parcels in
5 the immediate vicinity of the site, thus the Project may indirectly induce population
6 growth. The Project will install off-site flood control facilities, including MDP/ADP
7 improvements, which will remove drainage limitations that currently exist for
8 property surrounding the Project site. The MDP/ADP improvements to be
9 constructed by the Project have been sized to meet regional drainage demands. The
10 installation of the MDP/ADP improvements by the Project will remove drainage
11 limitations that currently exist for properties in the Project area and will result in an
12 increase in population that is anticipated in the General Plan. Direct impacts from
13 the homes developed by the Project will be less than significant. The indirect effects
14 from the Project infrastructure extensions and improvements (roadways, sewer and
15 drainage), while anticipated under the General Plan, will be less than significant. No
16 businesses are proposed; therefore, there will be no direct or indirect impacts.
17 Therefore, potential impacts are less than significant, and no standard conditions or
18 mitigation measures are required (DEIR pp. 4.13-7-4.13-8). The evidence supporting
19 these conclusions includes, without limitation, the discussion of these impacts in
20 Subchapter 4.13 of the DEIR and the citations noted therein.

21 **K. Public Services**

22 *Impact: Increase the need for fire protection services.*

23 *Public Services Threshold 36: Result in substantial adverse physical impacts associated*
24 *with the provision of new or physically altered government facilities or the need for new or*
25 *physically altered governmental facilities, the construction of which could cause significant*
26 *environmental impacts, in order to maintain acceptable service ratios, response times or*
27 *other performance objectives for fire services.*

1 1. Less Than Significant Impact.

2 The Project will incrementally increase the need for fire protection services, but the
3 site is not in a high fire hazard zone and is in an area long planned for suburban
4 development. The Project will pay applicable Development Impact Fees (DIFs) and
5 increased property tax revenues will help fund future fire protection services.
6 Therefore, potential impacts are less than significant with implementation of
7 standard condition SC-PS-1 (Initial Study p. 146). The evidence supporting these
8 conclusions includes, without limitation, the discussion of these impacts in Section
9 V.36 of the Initial Study and the citations noted therein.

10 2. Standard Conditions.

11 **SC-PS-1.** Prior to the issuance of a certificate of occupancy for any each
12 residential unit, the Project applicant shall pay the most recent development impact
13 fee which is applicable at the time of certificate of occupancy.

14 ***Impact:** Increase the need for police protection services.*

15 ***Public Services Threshold 37:** Result in substantial adverse physical impacts associated*
16 *with the provision of new or physically altered government facilities or the need for new or*
17 *physically altered governmental facilities, the construction of which could cause significant*
18 *environmental impacts, in order to maintain acceptable service ratios, response times or*
19 *other performance objectives for sheriff services.*

20 1. Less Than Significant Impact.

21 The Project will incrementally increase the need for protection services by the
22 Sheriff's Department, but the site is in an area long planned for suburban
23 development. The Project will pay applicable Development Impact Fees (DIFs) and
24 increased property tax revenues will help fund future protection services. Therefore,
25 potential impacts are less than significant with implementation of standard condition
26 SC-PS-1 (Initial Study p. 147). The evidence supporting these conclusions includes,
27 without limitation, the discussion of these impacts in Section V.37 of the Initial Study
28 and the citations noted therein.

1 2. Standard Conditions.

2 **See SC-PS-1 in Threshold 36.**

3 ***Impact:** Increase the need for school facilities and services.*

4 ***Public Services Threshold 38:** Result in substantial adverse physical impacts associated*
5 *with the provision of new or physically altered government facilities or the need for new or*
6 *physically altered governmental facilities, the construction of which could cause significant*
7 *environmental impacts, in order to maintain acceptable service ratios, response times or*
8 *other performance objectives for school facilities and services.*

9 1. Less Than Significant Impact.

10 The Project will increase the need for school facilities and services by introducing
11 new housing into the area. However, this area has been long planned for suburban
12 development. The Project will also pay all State-mandated and locally adopted
13 Developer Impact Fees for school facilities which is considered full mitigation under
14 CEQA. In addition, the Project will provide increased property tax revenues which
15 will help fund future school services. Therefore, potential impacts are less than
16 significant with implementation of standard condition SC-PS- (Initial Study pp. 148
17 through 149). The evidence supporting these conclusions includes, without
18 limitation, the discussion of these impacts in Section V.38 of the Initial Study and
19 the citations noted therein.

20 2. Standard Conditions.

21 **SC-PS-2.** Prior to the issuance of a building permit for any each residential unit,
22 the Project applicant shall pay the most recent developer fee to MUSD and PUHSD
23 which is applicable at the time of building permit issuance.

24 ***Impact:** Increase the need for library facilities and services.*

25 ***Public Services Threshold 39:** Result in substantial adverse physical impacts associated*
26 *with the provision of new or physically altered government facilities or the need for new or*
27 *physically altered governmental facilities, the construction of which could cause significant*
28 *environmental impacts, in order to maintain acceptable service ratios, response times or*

1 *other performance objectives for library facilities and services.*

2 1. Less Than Significant Impact.

3 The Project will increase the need for library facilities and services by introducing
4 new housing into the area. However, this area has been long planned for suburban
5 development. The Project will provide increased property tax revenues which will
6 help fund future library services. Therefore, potential impacts are less than
7 significant with implementation of standard condition SC-PS-1 (Initial Study pp. 149
8 through 150). The evidence supporting these conclusions includes, without
9 limitation, the discussion of these impacts in Section V.39 of the Initial Study and
10 the citations noted therein.

11 2. Standard Conditions.

12 **See SC-PS-1 in Threshold 36.**

13 ***Impact:*** *Increase the need for health care facilities and services.*

14 ***Public Services Threshold 40:*** *Result in substantial adverse physical impacts associated*
15 *with the provision of new or physically altered government facilities or the need for new or*
16 *physically altered governmental facilities, the construction of which could cause significant*
17 *environmental impacts, in order to maintain acceptable service ratios, response times or*
18 *other performance objectives for health care facilities and services.*

19 1. Less Than Significant Impact.

20 The Project will increase the need for health care facilities and services by
21 introducing new housing into the area. However, this area has been long planned for
22 suburban development. The Project will provide increased property tax revenues
23 which will help fund future public health care services. Therefore, potential impacts
24 are less than significant, and no standard conditions or mitigation measures are
25 required (Initial Study pp. 150 through 151). The evidence supporting these
26 conclusions includes, without limitation, the discussion of these impacts in Section
27 V.40 of the Initial Study and the citations noted therein.

1 L. **Recreation**

2 ***Impact:*** *Increase the need for local park facilities and services.*

3 ***Parks and Recreation Threshold 41a:*** *Include recreational facilities or require the*
4 *construction or expansion of recreational facilities which might have an adverse physical*
5 *effect on the environment.*

6 1. **Less Than Significant Impact.**

7 The Project is required by County Ordinance No. 460 to dedicate five acres of
8 parkland per 1,000 new residents or pay an in-lieu fee instead of dedicating parkland.
9 This Project is proposing to develop parkland. The new residents resulting from the
10 buildout of the proposed Project would create demand for 8.79 acres of new parkland.
11 With adherence to Standard Conditions SC-REC-1 and SC-REC-2, and adherence to
12 the maintenance responsibilities defined in Table 4.14-3 and depicted on Figure 4.14-
13 11 in the DEIR, any impacts from the Project's recreational facilities which might
14 have an adverse physical effect on the environment will be less than significant
15 (DEIR pp. 4.14-35). The evidence supporting these conclusions includes, without
16 limitation, the discussion of these impacts in Subchapter 4.14 of the DEIR and the
17 citations noted therein.

18 2. **Standard Conditions.**

19 **SC-REC-1.** As a condition of approval of a final subdivision map or parcel map,
20 the Project applicant shall dedicate land, pay a fee in-lieu thereof, or both at the
21 option of the Agency for neighborhood and Community Park or recreational
22 purposes.

23 **SC-REC-2.** Prior to the issuance of a certificate of occupancy for any each
24 residential unit, the Project applicant shall pay the most recent development impact
25 fee which is applicable at the time of certificate of occupancy.

26 ***Impact:*** *Increase the need for regional park facilities and services.*

27 ***Parks and Recreation Threshold 41b:*** *Increase the use of existing neighborhood or regional*
28 *parks or other recreational facilities such that substantial physical deterioration of the*

1 *facility would occur or be accelerated.*

2 1. Less Than Significant Impact.

3 As discussed in Threshold 41.a, the Project will develop new community park, trail
4 and bicycle lane facilities to serve Project residents and members of the public. The
5 Project will satisfy Ordinance No. 460 (SC-REC-1) by dedicating and developing an
6 8.96-acre community park to provide for the recreational needs of the 1,757 residents
7 gathered at the Residential Project site and members of the public. The Project will
8 also develop (i) that portion of the Regional Trail located on the Holland Road and
9 Eucalyptus Road Project frontages, as required by the HVWAP, (ii) multi-purpose
10 trails on either side of the Line A drainage channel, and (iii) Class II bicycle lanes on
11 the Craig Avenue and Leon Road Project frontages. In addition, the Project will pay
12 DIF fees as required by Ordinance No. 659 (SC-REC-2). These recreational facilities
13 will serve the needs of residents and members of the public within the Residential
14 Project area eliminating the need for Project residents to look outside the Project site
15 for recreational facilities and multi-purpose trails. The development of these on-site
16 recreational facilities is expected to satisfy the needs of Project residents eliminating
17 their need to use other neighborhood/regional parks or recreational facilities to the
18 extent that a substantial physical deterioration of the facility would occur or be
19 accelerated. With the new community park dedication, construction of the portion of
20 the Regional Trail, the multi-purpose trails and the Class II bicycle lanes, impacts to
21 regional parks outside the Project site will be less than significant. The development
22 and operation of the proposed recreational facilities, along with the entirety of the
23 proposed Project, would require grading and development activities that would or
24 would have the potential to contribute to physical impacts evaluated in other
25 subchapters of this DEIR which include: aesthetics, agriculture, air quality,
26 biological resources, cultural resources, geology and soils, greenhouse gas
27 emissions, and noise. Therefore, potential impacts are less than significant with
28 implementation of standard conditions (DEIR p. 4.14-35). The evidence supporting

1 these conclusions includes, without limitation, the discussion of these impacts in
2 Subchapter 4.14 of the DEIR and the citations noted therein.

3 2. Standard Conditions.

4 **See SC-REC-1 and SC-REC-2 in Threshold 41a.**

5 *Impact: Increase the need for park facilities and services.*

6 ***Parks and Recreation Threshold 41c: Is the Project located within a Community Service***
7 ***Area (CSA) or recreation and park district with a Community Parks and Recreation Plan***
8 ***(Quimby fees).***

9 1. Less Than Significant Impact.

10 Please reference the discussion in Thresholds 41.a and 41.b. To alleviate any Project
11 impacts caused by the 1,757 new residents, the Project will dedicate and construct an
12 8.96-acre community park as required by Ordinance No. 460 (SC-REC-1).

13 The Project will also pay Development Impact Fees per Ordinance No. 659 (SC-
14 REC-2). These are standard conditions and are not considered unique mitigation
15 under CEQA. With adherence to Standard Conditions SC-REC-1 and SC-REC-2,
16 any impacts will be less than significant (DEIR p. 4-14-36). The evidence supporting
17 these conclusions includes, without limitation, the discussion of these impacts in
18 Subchapter 4.14 of the DEIR and the citations noted therein.

19 2. Standard Conditions.

20 **See SC-REC-1 and SC-REC-2 in Threshold 41a.**

21 *Impact: Increase the need for local or regional trails.*

22 ***Parks and Recreation Threshold 42: Would the Project include the construction or***
23 ***expansion of a trail system.***

24 1. Less Than Significant Impact.

25 See the discussion in 41.a. The Project will construct that portion of the Regional
26 Trail along the Project frontages on Holland Road and Eucalyptus Road. The
27 Regional Trail may also be used as a bike path. The Project will also install Class II
28 bicycle lanes on the Craig Avenue and Leon Road Project frontages, as well as multi-

1 use trails for walking, bicycle riding, and maintenance vehicles on both sides of the
2 Line A drainage channel. In addition, the Project will pay DIF fees as required by
3 Ordinance No. 659 (SC-REC-2). The portion of the Regional Trail within the
4 Residential Project area, the multi-use trails along the drainage channel, and the Class
5 II bicycle lanes will serve the needs of Project residents and members of the public
6 consistent with the requirements of Ordinance No. 460 (SC-REC-1). These on-site
7 trails and bicycle lanes are expected to satisfy the needs of Project residents such that
8 they will not need to use other trails or bicycle lane facilities. With construction of
9 the portion of the Regional Trail and the walking trails with the Project, impacts due
10 to the construction or expansion of a trail will be less than significant (DEIR p. 4.14-
11 36). The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subchapter 4.14 of the DEIR and the citations noted
13 therein.

14 2. Standard Conditions.

15 See SC-REC-1 and SC-REC-2 in Threshold 41a.

16 **M. Transportation**

17 *Impact: Change the maintenance needs of roads.*

18 *Transportation Threshold 43f: Cause an effect upon, or a need for new or altered*
19 *maintenance of roads.*

20 1. Less Than Significant Impact.

21 The Project will construct internal roads and increase traffic which will incrementally
22 increase the need for roadway maintenance. However, this area has been long
23 planned for suburban development. The Project will provide increased property tax
24 revenues as well as gasoline sales tax subventions which will help fund road
25 maintenance in the future. Therefore, potential impacts are less than significant with
26 implementation of standard condition SC-PS-1 (Initial Study p. 158). The evidence
27 supporting these conclusions includes, without limitation, the discussion of these
28 impacts in Section V.43 of the Initial Study and the citations noted therein.

1 2. Standard Conditions.

2 **See SC-PS-1 in Threshold 36.**

3 ***Impact: Construction may impact local traffic.***

4 ***Transportation Threshold 43g: Cause an effect upon circulation during the project's***
5 ***construction.***

6 1. Less Than Significant Impact.

7 The Project will construct internal roads and may result in temporary delays in local
8 traffic as improvements are constructed. However, potential impacts are considered
9 to be less than significant with standard condition SC-TR-2 (Initial Study pp. 158
10 through 159). The evidence supporting these conclusions includes, without
11 limitation, the discussion of these impacts in Section V.43 of the Initial Study and
12 the citations noted therein.

13 2. Standard Conditions.

14 **SC-TR-2.** The Applicant is required to develop and implement a County-approved
15 Traffic Control Plan (TCP) addressing potential construction-related traffic detours
16 and disruptions. In general, the TCP will ensure that to the extent practical,
17 construction traffic would access the Project site during off-peak hours; and that
18 construction traffic would be routed to avoid travel through, or proximate to,
19 sensitive land uses.

20 ***Impact: Restrict local access during emergencies.***

21 ***Transportation Threshold 43h: Result in inadequate emergency access or access to nearby***
22 ***uses.***

23 1. Less Than Significant Impact.

24 The Project will construct internal roads which will improve overall access to the
25 area during emergencies, as well as regular access to nearby uses. Therefore,
26 potential impacts are less than significant, and no standard conditions or mitigation
27 measures are required (Initial Study p. 159). The evidence supporting these
28 conclusions includes, without limitation, the discussion of these impacts in Section

1 V.43 of the Initial Study and the citations noted therein.

2 **Impact:** *Bike trails.*

3 **Bike Trails Threshold 44a:** *Include the construction or expansion of a bike system or bike*
4 *lanes.*

5 1. Less Than Significant Impact.

6 Class II bicycle lanes will be provided within the Craig Avenue and Leon Road
7 frontages. All other bicycle lanes within the Residential Project Site Components
8 will be Class III. Class III bicycle lanes are un-striped and provide for shared use
9 with motor vehicle traffic. The Project will not conflict with bike lanes so potential
10 impacts are less than significant and no standard conditions or mitigation measures
11 are required (DEIR p. 4.15-161). The evidence supporting these conclusions
12 includes, without limitation, the discussion of these impacts in Subchapter 4.15 of
13 the DEIR and the citations noted therein.

14 N. Utilities and Service Systems

15 **Impact:** *Require expansion or changes to water supply, wastewater, or drainage systems.*

16 **Water Threshold 46a:** *Require or result in the relocation or construction of new or*
17 *expanded water, wastewater treatment, or storm water drainage systems, whereby the*
18 *construction or relocation would cause significant environmental effects.*

19 1. Less Than Significant Impact.

20 According to the Project's Water Supply Assessment, the Eastern Municipal Water
21 District (EMWD) has determined that it will be able to provide adequate water
22 supplies to meet the potable water demand for the Project as part of its existing and
23 future demands. According to its Will Serve letter, EMWD is willing to provide
24 water service to the Project. The provision of service is contingent upon the necessary
25 arrangements in accordance with EMWD rules and regulation. Further arrangements
26 for service from EMWD may also include plan check, facility construction,
27 inspection, jurisdictional annexation and payment of financial participation fees.
28 Consistent with the discussion in Thresholds 24.a and 24.b, in DEIR Subchapter

1 4.10, potentially significant impacts could occur if development of the project results
2 in runoff water which would exceed the capacity of existing or planned stormwater
3 drainage systems or provide substantial additional sources of polluted runoff. With
4 site design features which incorporate measures to control surface runoff, and the
5 incorporation of Standard Conditions SC-HYD-1 through SC-HYD-4, Project's
6 potential impacts to hydrology and water quality resources (which would exceed the
7 capacity of existing or planned stormwater drainage systems or provide substantial
8 additional sources of polluted runoff) would remain less than significant. The Project
9 will not require or result in the relocation or construction of new or expanded water,
10 wastewater treatment, or storm water drainage systems, whereby the construction or
11 relocation would cause significant environmental effects. Additionally, Standard
12 Conditions SC-USS-1 and SC-USS-3 are required. With adherence to Standard
13 Conditions, any impacts will be less than significant (DEIR pp. 4.17-39 through 4.17-
14 40). The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Subchapter 4.17 of the DEIR and the citations noted
16 therein.

17 2. Standard Conditions.

18 **See SC-HYD-1 through SC-HYD-4 in Threshold 24a.**

19 **SC-USS-1.** The Project will be required to comply with the EMWD Water Efficient
20 Guidelines for New Development, and County Ordinance No. 859, which are in
21 effect at the time of building permit issuance.

22 **SC-USS-3.** Water Connection Fees. Prior to the issuance of a certificate of
23 occupancy, the Project applicant shall pay the applicable water connection fees to
24 EMWD.

25 ***Impact:*** *Assure future residents have an adequate water supply.*

26 ***Water Threshold 46b:*** *Have sufficient water supplies available to serve the project and*
27 *reasonably foreseeable future development during normal, dry, and multiple dry years.*

28

1 1. Less Than Significant Impact.

2 Based on the information contained in the WSA, EMWD has determined that it will
3 be able to provide adequate water supplies to meet the potable water demand for the
4 Project as part of its existing and future demands. Therefore, the Project sufficient
5 water supplies are available to serve the Project from existing entitlements and
6 resources. Impacts will be less than significant, and no standard conditions or
7 mitigation measures are required (DEIR p. 4.17-41). The evidence supporting these
8 conclusions includes, without limitation, the discussion of these impacts in
9 Subchapter 4.17 of the DEIR and the citations noted therein.

10 ***Impact:*** *Require expansion or changes to wastewater systems that would cause*
11 *environmental impacts.*

12 ***Sewer Threshold 47a:*** *Require or result in the construction of new wastewater treatment*
13 *facilities, including septic systems, or expansion of existing facilities, the construction of*
14 *which would cause significant environmental effects.*

15 1. Less Than Significant Impact.

16 All wastewater generated by the interior plumbing system of the proposed Project
17 will be discharged into the local sewer system and conveyed for treatment at the
18 Perris Valley RWRf. Wastewater flows will consist of typical residential
19 wastewater discharges and will not require new methods or equipment for treatment
20 that are not currently permitted for the facility. Connections to local sewer mains
21 will involve temporary and less than significant construction impacts that will occur
22 in conjunction with other on-site improvements. It should be noted that no septic
23 systems are proposed. All wastewater associated with the Project's interior plumbing
24 systems will be discharged into the local sewer system for treatment at the regional
25 wastewater treatment plant. Standard Condition SC-HYD-4 is required in order to
26 ensure that the Project's potential impacts to water quality resources (waste discharge
27 requirements) would remain less than significant. The proposed Project will be
28 subject to sewer connection fees. The purpose of these fees is to pay for existing and

1 future sewer capacity. Standard Condition SC-USS-3 shall be implemented to
2 address these fees. According to the Will Serve letter, EMWD is willing to provide
3 sewer service to the Project. With adherence to Standard Condition SC-HYD-4 and
4 SC-USS-3, any impacts will be less than significant (DEIR p. 4.17-42). The evidence
5 supporting these conclusions includes, without limitation, the discussion of these
6 impacts in Subchapter 4.17 of the DEIR and the citations noted therein.

7 2. Standard Conditions.

8 **See SC-HYD-4 in Threshold 24a.**

9 **See SC-USS-3 in Threshold 46a.**

10 ***Impact:*** Require expansion or changes to wastewater systems.

11 ***Sewer Threshold 47b:*** Result in a determination by the wastewater treatment provider that
12 serves or may service the Project that it has adequate capacity to serve the project's
13 projected demand in addition to the provider's existing commitments.

14 1. Less Than Significant Impact.

15 Please reference the discussion in Threshold 47.a above. Given the existing capacity
16 within the EMWD facilities, Project design, and adherence to Standard Condition
17 SC-HYD-4, and Standard Condition SC-USS-2, any impacts are considered less than
18 significant (DEIR p. 4.17-42). The evidence supporting these conclusions includes,
19 without limitation, the discussion of these impacts in Subchapter 4.17 of the DEIR
20 and the citations noted therein.

21 2. Standard Conditions.

22 **See SC-HYD-4 in Threshold 24a.**

23 **SC-USS-2. Sewer Connection Fees.** Prior to the issuance of a certificate of
24 occupancy, the Project applicant shall pay the applicable sewer connection fees to
25 EMWD.

26 ***Impact:*** Sufficient landfill capacity.

27 ***Solid Waste Threshold 48a:*** Served by a landfill with sufficient permitted capacity to
28 accommodate the Project's solid waste disposal needs.

1 1. Less Than Significant Impact.

2 The Project will be a standard suburban development and produce solid waste in
3 amounts typical of such development. Future residents will be required to pay for
4 waste collection and disposal services. Increased property taxes will also help fund
5 additional disposal facilities in the future. Therefore, potential impacts are less than
6 significant, and no standard conditions or mitigation measures are required (Initial
7 Study p. 167). The evidence supporting these conclusions includes, without
8 limitation, the discussion of these impacts in Section V.48 of the Initial Study and
9 the citations noted therein.

10 ***Impact:*** *Comply with solid waste laws and regulations.*

11 ***Solid Waste Threshold 48b:*** *Comply with federal, state, and local management and*
12 *reduction statutes and regulations related to solid wastes including the CIWMP (County*
13 *Integrated Waste Management Plan).*

14 1. Less Than Significant Impact.

15 The Project will be a standard suburban development and produce solid waste in
16 amounts typical of such development. Future residents will be required to pay for
17 waste collection and disposal services consistent with established laws and
18 regulations, including County waste reduction and recycling programs. Increased
19 property taxes will also help fund additional disposal facilities in the future.
20 Therefore, potential impacts are less than significant, and no standard conditions or
21 mitigation measures are required (Initial Study p. 168). The evidence supporting
22 these conclusions includes, without limitation, the discussion of these impacts in
23 Section V.48 of the Initial Study and the citations noted therein.

24 ***Impact:*** *Require expansion or changes to natural gas delivery systems.*

25 ***Sewer Threshold 49b:*** *Utilities – Natural Gas*

26 1. Less Than Significant Impact.

27 New gas main extensions will be required to serve the proposed Project. All new
28 distribution lines will be constructed concurrently with Project development by

1 phase. Thus, construction of new and replacement gas lines needed on site is
2 addressed in the analyses of construction impacts throughout the DEIR. Therefore,
3 impacts to the surrounding environment from the construction of on-site natural gas
4 facilities are considered to be less than significant. Since no natural gas is presently
5 utilized onsite, there will be no interruption of existing gas service to the Project site.
6 However, some interruption could occur offsite. This could be a significant adverse
7 impact if existing lines do not remain operable while replacement lines are being
8 constructed or connected to the adjacent gas mains. The implementation of Standard
9 Condition SC-USS-7 will ensure that all gas service remains available to existing
10 users while new and replacement lines are under construction and reduce these
11 potential temporary impacts to less than significant (DEIR p. 4.17-44). The evidence
12 supporting these conclusions includes, without limitation, the discussion of these
13 impacts in Subchapter 4.17 of the DEIR and the citations noted therein.

14 2. Standard Conditions.

15 **SC-USS-7.** Gas service shall remain available to all existing customers during
16 construction of new and replacement gas lines within the project site. This shall be
17 accomplished by requiring installers to submit construction installation plans for gas
18 lines to the County demonstrating that such lines will be available at all times, except
19 for short- term (a few hours) cut over connections.

20 ***Impact:*** *Require expansion or changes to communications systems.*

21 ***Sewer Threshold 49c: Utilities – Communications Systems***

22 1. Less Than Significant Impact.

23 The communication system is provided by Verizon. Verizon is a private company
24 that provides connection to the communication system on an as needed basis. No
25 expansion of facilities will be necessary to connect the Project to the communication
26 system located adjacent to the Project site. Any impacts are considered less than
27 significant (Initial Study p. 169). The evidence supporting these conclusions
28 includes, without limitation, the discussion of these impacts in Section V.49 of the

1 Initial Study and the citations noted therein.

2 ***Impact: Provide street lights for future residents.***

3 ***Solid Waste Threshold 49e: Utilities - Street Lighting***

4 1. Less Than Significant Impact.

5 The Project will be a standard suburban development and require installation of
6 standard street lighting infrastructure. Future residents will either be required to pay
7 for street lighting through a Landscape and Lighting Maintenance District (LLMD),
8 the local Community Services Authority (CSA), or increased property taxes will fund
9 operation and maintenance of street lights. Therefore, potential impacts are less than
10 significant (Initial Study p. 170). The evidence supporting these conclusions
11 includes, without limitation, the discussion of these impacts in Section V.49 of the
12 Initial Study and the citations noted therein.

13 ***Impact: Provide maintenance for roads and other public facilities.***

14 ***Solid Waste Threshold 49f: Utilities - Maintenance of public facilities, including roads.***

15 1. Less Than Significant Impact.

16 The Project will construct internal roads and increase traffic which will incrementally
17 increase the need for roadway maintenance. However, this area has been long
18 planned for suburban development. The Project will provide increased property tax
19 revenues which will help fund maintenance of public facilities including roads, as
20 well as gasoline sales tax subventions which will also help fund road maintenance in
21 the future. Additionally, the Project shall comply with the provisions of Ordinance
22 No. 659, which requires payment of the appropriate fees set forth in the Ordinance
23 (SC-PS-1). Therefore, potential impacts are less than significant, and no mitigation
24 measures are required (Initial Study p. 170). The evidence supporting these
25 conclusions includes, without limitation, the discussion of these impacts in Section
26 V.49 of the Initial Study and the citations noted therein.

27 **See SC-PS-1 in Threshold 36.**

28

1 **Impact:** Create significant impacts related to other governmental services.

2 **Utilities and Service Systems 49g:** Other governmental services.

3 1. Less Than Significant Impact.

4 The Project will provide new market rate housing and increase property taxes to help
5 fund or install needed infrastructure to serve project residents. The Project applicant
6 shall comply with the provisions of Ordinance No. 659, which requires payment of
7 the appropriate fees set forth in the Ordinance and as outlined in Standard Condition
8 SC-PS-1. Therefore, potential impacts are less than significant, and no mitigation
9 measures are required (Initial Study p. 171). The evidence supporting these
10 conclusions includes, without limitation, the discussion of these impacts in Section
11 V.49 of the Initial Study and the citations noted therein.

12 2. Standard Conditions.

13 See SC-PS-1 in Threshold 36.

14 O. Wildfire

15 **Impact:** Impair implementation of an adopted emergency plans by being in a high fire area.

16 **Wildfire Threshold 4.19.a:** If located in or near a State Responsibility Area ("SRA"), lands
17 classified as very high fire hazard severity zone, or other hazardous fire areas that may be
18 designated by the Fire Chief, would the Project substantially impair an adopted emergency
19 response plan or emergency evacuation plan.

20 1. Less Than Significant Impact.

21 The entire Project site is not located within either a fire responsibility area or a fire
22 hazard area. The only habitable portion of the Project is contained within the
23 Residential Project Site Components. Northerly of the Residential Project Site
24 Components (north of Holland Road) are properties designated as "State
25 Responsibility Areas." This same area is identified as a "moderate fire hazard area."
26 The Project will take access from existing roadways, and roadways that will be
27 improved. These roadways will connect into part of an adopted emergency response
28 plan/emergency evacuation plan, as implemented by the County of Riverside. The

1 Project will be constructing residential uses, park facilities, drainage facilities, sewer
2 lines and roadways. A limited potential exists to interfere with an emergency
3 response or evacuation plan during construction. Control of access will ensure
4 emergency access to the site and Project area during construction through the
5 submittal and approval of a traffic control plan (TCP). The TCP is designed to
6 mitigate any construction circulation impacts. The TCP is included as Standard
7 Condition SC-TR-2. Prior to final map recordation, prior to grading permit issuance,
8 prior to building permit issuance, and prior to building final inspection the Project
9 will need to demonstrate compliance with Ordinance No. 787 (SC-HAZ-1). The
10 Project applicant shall comply with the provisions of Ordinance No. 659, which
11 requires payment of the appropriate DIF fees set forth in the Ordinance (SC-PS-1).
12 Following construction, emergency access to the Project site and area will remain as
13 was prior to the proposed Project. This demonstrates that implementation of the
14 Project will not substantially impair an adopted emergency response plan or
15 emergency evacuation plan. With adherence to Standard Conditions, any impacts
16 will be less than significant (DEIR p. 4.19-11). The evidence supporting these
17 conclusions includes, without limitation, the discussion of these impacts in
18 Subchapter 4.19 of the DEIR and the citations noted therein.

19 2. Standard Conditions.

20 **See SC-PS-1 in Threshold 36.**

21 **See SC-HAZ-1 in Threshold 23a.**

22 **See SC-TR-2 in Threshold 43a.**

23 ***Impact:** Expose future residents to significant air pollution from wildfires.*

24 ***Wildfire Threshold 4.19.b:** If located in or near a State Responsibility Area ("SRA"), lands*
25 *classified as very high fire hazard severity zone, or other hazardous fire areas that may be*
26 *designated by the Fire Chief, would the Project, due to slope, prevailing winds, and other*
27 *factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant*
28 *concentrations from a wildfire or the uncontrolled spread of a wildfire.*

1 1. Less Than Significant Impact.

2 The entire Project site is not located within either a fire responsibility area or a fire
3 hazard area. The only habitable portion of the Project is contained within the
4 Residential Project Site Components. Northerly of the Residential Project Site
5 Components (north of Holland Road) are properties designated as “State
6 Responsibility Areas.” This same area is identified as a “moderate fire hazard area.”
7 The site currently ranges in elevation from approximately 1,434 feet above mean sea
8 level (AMSL) on the western side of the Project site to 1,445 AMSL in the
9 northeastern corner of the site. Based on this information, the Project would not, due
10 to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby
11 expose Project occupants to, pollutant concentrations from a wildfire or the
12 uncontrolled spread of a wildfire. Therefore, potential impacts are less than
13 significant, and no standard conditions or mitigation measures are required (DEIR p.
14 4.19-11). The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Subchapter 4.19 of the DEIR and the citations noted
16 therein.

17 ***Impact:*** *Would the project install improvements subject to wildfires.*

18 ***Wildfire Threshold 4.19.c:*** *If located in or near a State Responsibility Area (“SRA”), lands*
19 *classified as very high fire hazard severity zone, or other hazardous fire areas that may be*
20 *designated by the Fire Chief, would the Project require the installation or maintenance of*
21 *associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines*
22 *or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing*
23 *impacts to the environment.*

24 1. Less Than Significant Impact.

25 The entire Project site is not located within either a fire responsibility area or a fire
26 hazard area. The only habitable portion of the Project is contained within the
27 Residential Project Site Components. Northerly of the Residential Project Site
28 Components (north of Holland Road) are properties designated as “State

1 Responsibility Areas.” This same area is identified as a “moderate fire hazard area.”
2 The Project does not include and or require the installation or maintenance of
3 associated infrastructure (such as roads, fuel breaks, emergency water sources, power
4 lines or other utilities) that may exacerbate fire risk or that may result in temporary
5 or ongoing impacts to the environment. Any roads and utilities will be installed in
6 accordance with the respective jurisdiction requirements. Holland Road, as parkway
7 landscaping shall serve as a fire break for the Project. Therefore, potential impacts
8 are less than significant, and no standard conditions or mitigation measures are
9 required (DEIR p. 4.19-12). The evidence supporting these conclusions includes,
10 without limitation, the discussion of these impacts in Subchapter 4.19 of the DEIR
11 and the citations noted therein.

12 ***Impact:*** *Would the project subject future residents to risks from wildfires.*

13 ***Wildfire Threshold 4.19.d:*** *If located in or near a State Responsibility Area (“SRA”), lands*
14 *classified as very high fire hazard severity zone, or other hazardous fire areas that may be*
15 *designated by the Fire Chief, would the Project expose people or structures to significant*
16 *risks, including downslope or downstream flooding or landslides, as a result of runoff, post-*
17 *fire slope instability, or drainage changes.*

18 1. Less Than Significant Impact.

19 The entire Project site is not located within either a fire responsibility area or a fire
20 hazard area. The only habitable portion of the Project is contained within the
21 Residential Project Site Components. Northerly of the Residential Project Site
22 Components (north of Holland Road) are properties designated as “State
23 Responsibility Areas.” This same area is identified as a “moderate fire hazard area.”
24 The topography of the Project site is relatively flat with natural gradients less than
25 2% to the south-southwest toward SR 74. The site elevation is approximately 1,468
26 – 1,484 feet AMSL. The Project will include hardscape and landscape improvements
27 that would serve to stabilize the built environment. Based on this information, the
28 Project would not expose people or structures to significant risks, including

1 downslope or downstream flooding or landslides, as a result of runoff, post-fire slope
2 instability, or drainage changes. Therefore, potential impacts are less than
3 significant, and no standard conditions or mitigation measures are required (DEIR p.
4 4.19-12). The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subchapter 4.19 of the DEIR and the citations noted
6 therein.

7 ***Impact:*** *Would the project subject future residents, buildings, or improvements to risks from*
8 *wildfires.*

9 ***Wildfire Threshold 4.19.e:*** *If located in or near a State Responsibility Area (“SRA”), lands*
10 *classified as very high fire hazard severity zone, or other hazardous fire areas that may be*
11 *designated by the Fire Chief, would the Project expose people or structures either directly*
12 *or indirectly, to a significant risk of loss, injury, or death involving wildland fires.*

13 1. Less Than Significant Impact.

14 The entire Project site is not located within either a fire responsibility area or a fire
15 hazard area. The only habitable portion of the Project is contained within the
16 Residential Project Site Components. Northerly of the Residential Project Site
17 Components (north of Holland Road) are properties designated as “State
18 Responsibility Areas.” This same area is identified as a “moderate fire hazard area.”
19 Prior to final map recordation, prior to grading permit issuance, prior to building
20 permit issuance, and prior to building final inspection the Project will need to
21 demonstrate compliance with Ordinance No. 787 (SC-HAZ-1). The Project
22 applicant shall comply with the provisions of Ordinance No. 659, which requires
23 payment of the appropriate DIF fees set forth in the Ordinance (SC-PS-1). With
24 adherence to Standard Conditions, any impacts will be less than significant (DEIR p.
25 4.19-13). The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subchapter 4.19 of the DEIR and the citations noted
27 therein.

28

1 2. Standard Conditions.

2 **See SC-HAZ-1 in Threshold 23a.**

3 **See SC-PS-1 in Threshold 36.**

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
5 impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these
6 impacts would be avoided or substantially lessened to a level of less than significant through existing
7 regulations, standard conditions, and/or project design features, which are not considered unique mitigation,
8 and/or mitigation measures which are separately specified in Attachment A (Mitigation Monitoring and
9 Reporting Program) and which is incorporated herein by this reference. Accordingly, the County makes
10 the following findings as to each of the following impacts pursuant to State CEQA Guidelines section 15091
11 (a): "Changes or alterations have been required in, or incorporated into, the Project which avoid or
12 substantially lessen the significant environmental effect as identified in the final EIR."

13 **A. Agriculture and Forest Resources**

14 ***Impact:** Involve other changes which could result in conversion of Farmland, to non-*
15 *agricultural use.*

16 ***Agriculture Threshold 4d:** The Project would not involve other changes in the existing*
17 *environment which, due to their location or nature, could result in conversion of Farmland,*
18 *to non-agricultural use, with implementation of mitigation measures (refer to Project*
19 *Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

20 1. Less Than Significant Impact.

21 The Project will convert those portions of the site planted in potatoes and cilantro to
22 nonagricultural uses. Suburban, residential development on the Project site also has
23 the potential to create conflicts with existing, adjacent agricultural uses. There may
24 be pressure to convert adjacent, existing agricultural uses to a non-agricultural use
25 primarily due to the odors and dust. The implementation of Standard Condition SC-
26 AG-1 and Mitigation Measure MM-AG-1 will minimize conflicts between farming
27 and non-farming uses and reduce these potential temporary impacts to less than
28 significant (DEIR p. 4.3-22). The evidence supporting these conclusions includes,

1 without limitation, the discussion of these impacts in Subchapter 4.3 of the DEIR and
2 the citations noted therein.

3 2. Standard Conditions.

4 **See SC-AG-1 in Threshold 4c.**

5 3. Mitigation Measures.

6 **MM-AG-1.** The Homeowner's Association (HOA) shall establish an agricultural
7 interface committee and invite the adjacent farm owners/operators to be members of
8 this committee. The purpose of this committee shall be to address/resolve the actual
9 manifestation of conflicts between adjacent agricultural operations and urban uses,
10 to foster trust between the farmers and the residents, and facilitate the education of
11 urban residents and farmers. Project residents shall comply with the provisions in
12 SC-AG-1 in the event a potential conflict cannot be resolved.

13 **B. Air Quality**

14 *Impact: Create odors that could adversely affect area residents.*

15 *Air Quality Threshold 6d: Result in other emissions (such as those leading to odors)*
16 *adversely affecting a substantial number of people.*

17 1. Less Than Significant Impact.

18 Potential odor sources associated with the operation of the Project are anticipated to
19 be those that would be typical of any residential development. Residential
20 developments typically do not result in odor impacts; therefore, this impact would be
21 less than significant.

22 The Project is subject to Assembly Bill 2881 – Right-to-Farm Disclosure, as
23 discussed above. Mitigation can be achieved by providing disclosure to future
24 residents that the Project site is located within 1 mile of farmland as designated on
25 the most recent Important Farmland Map. In addition, the Project is subject to
26 Riverside County Ordinance No. 625 (Right-to-Farm Ordinance). This Ordinance
27 requires prospective buyers of property adjacent to agricultural land to be notified
28 through the title report that they could be subject to inconvenience or discomfort

1 resulting from accepted farming activities. Standard Condition SC-AG-1 requires
2 disclosures as part of all home sales transactions. The implementation of Standard
3 Condition SC-AG-1 and Mitigation Measure MM-AG-1 will reduce conflicts
4 between farming and non-farming uses and reduce these potential impacts to less
5 than significant (DEIR p. 4.4-42). The evidence supporting these conclusions
6 includes, without limitation, the discussion of these impacts in Subchapter 4.4 of the
7 DEIR and the citations noted therein.

8 2. Standard Conditions.

9 **See SC-AG-1 in Threshold 4c.**

10 3. Mitigation Measures.

11 **See MM-AG-1 in Threshold 4d.**

12 **C. Biological Resources**

13 ***Impact: Conflict with the MSHCP.***

14 ***Wildlife and Vegetation Threshold 7a: Conflict with the provisions of an adopted Habitat***
15 ***Conservation Plan, Natural Conservation Community Plan, or other approved local,***
16 ***regional, or state conservation plan.***

17 1. Less Than Significant Impact.

18 The Project area is within the MSHCP. The Project area is not located within or
19 adjacent to a MSHCP Criteria Area; therefore, the Project area is not subject to
20 special conservation requirements that apply to cells and is not required to undergo
21 the HANS process. The Project is in compliance with MSHCP Sections 6.1.1, 6.1.2,
22 6.1.3, 6.1.4, 6.3.2 and 6.4 through adherence to Standards Conditions SC-HYD-1,
23 SC-HYD-2, SC-AES-2, SC-AES-3, SC-BIO-1 and SC-BIO-2, as well as
24 implementation of Mitigation Measures MM-BIO-1 and MM-BIO-2.
25 Implementation of these Standard Conditions and Mitigation Measures will reduce
26 potential impacts to less than significant (DEIR p. 4.5-30). The evidence supporting
27 these conclusions includes, without limitation, the discussion of these impacts in
28 Subchapter 4.5 of the DEIR and the citations noted therein.

1 2. Standard Conditions.

2 **See SC-AES-2 in Threshold 2a.**

3 **See SC-AES-3 in Threshold 3a.**

4 **SC-BIO-1. SKR Fees.** Prior to the issuance of a grading permit, the Project
5 applicant shall pay the SKR Fee (established to provide mitigation for impacts to the
6 SKR from projects within the SKR Fee area).

7 **SC-BIO-2. MSHCP Fee Fees.** Prior to the issuance of a building permit, the Project
8 applicant shall pay the Western Riverside County Multiple Species Habitat
9 Conservation Plan Mitigation Fee (established to provide mitigation for biological
10 impacts from projects within the MSHCP area).

11 **See SC-HYD-1 and SC-HYD-2 in Threshold 24a.**

12 3. Mitigation Measures.

13 **MM-BIO-1.** A 30-day preconstruction survey for burrowing owl is required by the
14 Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to
15 confirm the continued presence of burrowing owl within the survey area. The survey
16 shall be conducted by a qualified biologist no more than 30 days prior to ground
17 disturbance in accordance with MSHCP survey requirements to avoid direct take of
18 burrowing owl. If burrowing owl are determined to occupy the Project site or
19 immediate vicinity, the County Environmental Programs Department will be
20 notified, and avoidance measures will be implemented, as appropriate, pursuant to
21 the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation
22 guidelines prepared by the CDFW (2012).

23 **MM-BIO-2.** The following measures are recommended in the CDFW guidelines to
24 avoid impacts on an active burrow:

- 25 • No disturbance should occur within 50 meters (approximately 160 feet) of
26 occupied burrows during the non-breeding season.
- 27 • No disturbance should occur within 75 meters (approximately 250 feet) of
28 occupied burrows during the breeding season.

1 For unavoidable impacts, passive or active relocation of burrowing owls
2 would need to be implemented by a qualified biologist outside the breeding
3 season, in accordance with procedures set by the MSHCP and in coordination
4 with the CDFW.

5 **Impact:** *Create impacts on federally listed or other sensitive species.*

6 **Wildlife and Vegetation Threshold 7b:** *Have a substantial adverse effect, either directly or*
7 *through habitat modifications, on any endangered, or threatened species, as listed in Title*
8 *14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of*
9 *Federal Regulations (Sections 17.11 or 17.12).*

10 1. Less Than Significant Impact.

11 The Project will impact the smooth tarplant. Permanent loss of three individuals
12 would not threaten regional population numbers and impacts to this species. Impacts
13 will be less than significant. Of the remaining nine sensitive wildlife species, four
14 species were determined to have a low potential to occur (western spadefoot toad,
15 coastal whiptail, white-tailed kite, and western mastiff bat), two species were
16 determined to have a moderate potential to occur (loggerhead shrike and San Diego
17 black-tailed jackrabbit), and three species are presumed currently absent from the
18 study area based on negative survey results (vernal pool fairy shrimp, Riverside fairy
19 shrimp, and burrowing owl). Western spadefoot, coastal whiptail, white-tailed kite,
20 loggerhead shrike, and San Diego black-tailed jackrabbit are fully covered species
21 under the MSHCP. In addition, the study area is located within the Stephens'
22 kangaroo rat HCP and is required to pay a Stephens' kangaroo rat mitigation fee.
23 Payment of the Stephens' Kangaroo Rat Fee (SC-BIO-1), and the MSHCP
24 Mitigation Fee (SC-BIO-2) and are mandatory, no additional mitigation is required
25 for potential impacts to these species. Burrowing owl is considered a SSC and
26 MSHCP conditionally covered species. Since the Project area supports suitable
27 habitat for burrowing owl, focused surveys were conducted in accordance with the
28 County's survey protocol. No burrowing owls or sign of burrowing owls were

1 observed on the Project area during the 2017 or 2018 focused surveys.
2 Implementation of Mitigation Measures MM-BIO-1 and MM-BIO-2 will ensure that
3 potential impacts to burrowing owls are reduced to less than significant levels. Dry
4 season fairy shrimp surveys were conducted within the agricultural ditch located in
5 the northern portion of the Project site, as required by the County for the San Pedro
6 Farms project located to the north of the Project site. The dry season surveys were
7 negative for sensitive fairy shrimp species (Riverside fairy shrimp and vernal pool
8 fairy shrimp). Since no sensitive fairy shrimp species were detected, no significant
9 impacts will occur to sensitive fairy shrimp species as a result of the Project. The
10 Project area does not support any vegetation communities or habitats considered
11 sensitive by CDFW. Therefore, no impacts will occur.

12 The Project will result in permanent impacts to approximately 0.14 acre of CDFW
13 jurisdiction within the agricultural ditch. No temporary or permanent impacts are
14 proposed to the roadside ditch. Impacts to CDFW jurisdiction will require a Section
15 1602 Stream Alteration Agreement from the CDFW, as described in Mitigation
16 Measure MM-BIO-3. Compensatory mitigation for permanent impacts to CDFW
17 jurisdiction will be required as part of subsequent Section 1602 permitting
18 requirements. With incorporation of Mitigation Measure MM-BIO-3, impacts will
19 be reduced to a less than significant level. Although 0.01 acre of USACE/RWQCB
20 WUS was delineated within the roadside ditch, the Project will avoid permanent and
21 temporary impacts to WUS. Impacts are proposed to the agricultural ditch; however,
22 this feature does not support USACE/RWQCB jurisdiction based on lack of
23 jurisdictional field indicators (e.g., OHWM). Therefore, no impacts to
24 USACE/RWQCB WUS will occur from the Project. Implementation of Standard
25 Conditions and Mitigation Measures will reduce potential impacts to less than
26 significant (DEIR p. 4.5-39). The evidence supporting these conclusions includes,
27 without limitation, the discussion of these impacts in Subchapter 4.5 of the DEIR and
28 the citations noted therein.

1 2. Standard Conditions.

2 **See SC-BIO-1 and SC-BIO-2 in Threshold 7a.**

3 3. Mitigation Measures.

4 **See MM-BIO-1 and MM-BIO-2 in Threshold 7a.**

5 **MM-BIO-3.** Prior to issuance of a grading permit for impacts to the agricultural
6 ditch, the Project proponent shall obtain a Section 1602 Stream Alteration Agreement
7 from the CDFW. Compensatory mitigation for permanent impacts to CDFW
8 jurisdiction shall be required as part of subsequent Section 1602 permitting
9 requirements. Permanent impacts to CDFW jurisdiction shall be mitigated through
10 on-site or off-site enhancement, restoration, and/or creation of CDFW jurisdictional
11 streambed at ratio of no less than 2:1. The following minimization measures will be
12 implemented during construction:

- 13 1. Use of standard Best Management Practices (BMPs) to minimize the impacts
14 during construction.
- 15 2. Construction-related equipment will be stored in upland areas, outside of
16 drainages except as required by Project design (restoration, trash removal,
17 etc.).
- 18 3. Source control and treatment control BMPs will be implemented to minimize
19 the potential contaminants that are generated during and after construction.
20 Source control BMPs include landscape planning, roof runoff controls, trash
21 storage areas, use of alternative building materials, and education of future
22 tenants and residents. Treatment control BMPs include detention basins,
23 vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water
24 quality BMPs will be implemented throughout the Project to capture and treat
25 contaminants.
- 26 4. To avoid attracting predators during construction, the Project shall be kept
27 clean of debris to the extent possible. All food-related trash items shall be
28 enclosed in sealed containers and regularly removed from site.

1 5. Employees shall strictly limit their activities, vehicles, equipment and
2 construction material to the proposed Project footprint, staging areas, and
3 designated routes of travel.

4 Construction limits shall be fenced with orange snow screen and exclusion
5 fencing should be maintained until the completion of construction activities.

6 ***Impact: Create impacts on state listed or other sensitive species.***

7 ***Wildlife and Vegetation Threshold 7c: Have a substantial adverse effect, either directly or***
8 ***through habitat modifications, on any species identified as a candidate, sensitive, or special***
9 ***status species in local or regional plans, policies, or regulations, or by the California***
10 ***Department of Fish and Wildlife or U.S. Fish and Wildlife Service.***

11 1. Less Than Significant Impact.

12 Please reference the discussion in Threshold 7.b. Through adherence to Standards
13 Conditions SC-BIO-1 and SC-BIO-2, as well as implementation of Mitigation
14 Measures MM-BIO-1, MM-BIO-2, and MM-BIO-3 the Project will not have a
15 substantial adverse effect, either directly or through habitat modifications, on any
16 species identified as a candidate, sensitive, or special status species in local or
17 regional plans, policies, or regulations, or by the California Department of Fish and
18 Wildlife or U.S. Fish and Wildlife Service. Impacts will be reduced to a less than
19 significant with implementation of the indicated Standard Conditions and Mitigation
20 Measures (DEIR p. 4.5-43). The evidence supporting these conclusions includes,
21 without limitation, the discussion of these impacts in Subchapter 4.5 of the DEIR and
22 the citations noted therein.

23 2. Standard Conditions.

24 **See SC-BIO-1 and SC-BIO-2 in Threshold 7a.**

25 3. Mitigation Measures.

26 **See MM-BIO-1 through MM-BIO-3 in Thresholds 7a and 7b.**

27 ***Impact: Interfere with wildlife movement.***

28 ***Wildlife and Vegetation Threshold 7d: Interfere substantially with the movement of any***

1 *native resident or migratory fish or wildlife species or with established native resident*
2 *migratory wildlife corridors or impede the use of native wildlife nursery sites.*

3 1. Less Than Significant Impact.

4 The Project area is not part of a regional corridor and does not serve as a nursery site.
5 The Project site is not identified by the MSHCP or South Coast Missing Linkages as
6 being part of a local or regional corridor or linkage. The Project area has no direct
7 connectivity to large blocks of habitat and is constrained by existing agricultural and
8 development to the north, south, east, and west. Development of the proposed Project
9 could disturb or destroy active migratory bird nests, including eggs and young.
10 Disturbance to or destruction of migratory bird eggs, young, or adults is in violation
11 of the Migratory Bird Treaty Act (MBTA) and is considered a potentially significant
12 impact. Although suitable habitat for nesting birds on the Project area is limited,
13 trees and herbaceous vegetation located within eucalyptus woodland and disturbed
14 areas offer nesting habitat for protected nesting bird species. In addition, the
15 agricultural field may support suitable habitat for ground nesting bird species.
16 Mitigation Measure MM-BIO-2 will ensure Project compliance with MBTA
17 regulations. With the incorporation of Mitigation Measure MM-BIO-2, the Project
18 will not interfere substantially with the movement of any native resident or migratory
19 fish or wildlife species or with established native resident migratory wildlife
20 corridors or impede the use of native wildlife nursery sites. Implementation of
21 Mitigation Measure MM-BIO-2 will reduce potential impacts to less than significant
22 (DEIR p. 4.5-43). The evidence supporting these conclusions includes, without
23 limitation, the discussion of these impacts in Subchapter 4.5 of the DEIR and the
24 citations noted therein.

25 2. Mitigation Measures.

26 **See MM-BIO-2 in Threshold 7a.**

27 ***Impact: Impact stream-side or other natural habitat.***

28 ***Wildlife and Vegetation Threshold 7e: Have a substantial adverse effect on any riparian***

1 *habitat or other sensitive natural community identified in local or regional plans, policies,*
2 *regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife*
3 *Service.*

4 1. Less Than Significant Impact.

5 Please reference the discussion in Threshold 7.b. Through adherence to Standard
6 Conditions SC-BIO-1 and SC-BIO-2, as well as implementation of Mitigation
7 Measures MM-BIO-1, MM-BIO-2, and MM-BIO-3 the Project will not have a
8 substantial adverse effect on any riparian habitat or other sensitive natural
9 community identified in local or regional plans, policies, regulations or by the
10 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
11 Implementation of Standard Conditions SC-BIO-1 and SC-BIO-2 and Mitigation
12 Measures MM-BIO-1 through MM-BIO-3 will reduce potential impacts to less than
13 significant (DEIR p. 4.5-44). The evidence supporting these conclusions includes,
14 without limitation, the discussion of these impacts in Subchapter 4.5 of the DEIR and
15 the citations noted therein.

16 2. Standard Conditions.

17 **See SC-BIO-1 and SC-BIO-2 in Threshold 7a.**

18 3. Mitigation Measures.

19 **See MM-BIO-1 through MM-BIO-3 in Thresholds 7a and 7b.**

20 ***Impact: Impact jurisdictional wetlands.***

21 ***Wildlife and Vegetation Threshold 7f: Have a substantial adverse effect on state or***
22 ***federally protected wetlands (including, but not limited to, marsh, vernal pool,***
23 ***coastal, etc.) through direct removal, filling, hydrological interruption, or other***
24 ***means.***

25 1. Less Than Significant Impact.

26 Please reference the discussion in Threshold 7.b. Through adherence to Standards
27 Conditions SC-BIO-1 and SC-BIO-2, as well as implementation of Mitigation
28 Measures MM-BIO-1, MM-BIO-2, and MM-BIO-3 the Project will not have a



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/22/20	0011405806		PE Riverside	4 x 96 Li	499.20

Invoice text: NOH - TTM37439, CZ1800007, PPT180024, TPM37864

*TLMA - Planning
Item 21.1 of 09/01/20*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE
499.20

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
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08/22/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
499.20	0011405806	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 8012
Willoughby, OH 44096-8012

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - TTM37439, CZ1800007, PPT180024, TPM37864 /

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

08/22/2020

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

Date: August 22, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011405806-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, PLOT PLAN, AND TENTATIVE PARCEL MAP IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 01, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Tentative Tract Map No. 37439**, which is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. **Change of Zone No. 1800007**, which proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). **Plot Plan No. 180024**, which proposes for a development plan for 447 single-family residential lots. **Tentative Parcel Map No. 37864**, which proposes for a Schedule "J" subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. This project is located easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue in the Winchester Zoning Area of Third Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors certify the **Environmental Impact Report**, approve the project, and adopt **Ordinance No. 348.4940**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: August 19, 2020
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 8/22



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 19, 2020

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: TTM 37439, CZ 1800007, PPT 180024, and TPM 37864

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, August 22, 2020.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, PLOT PLAN, AND TENTATIVE PARCEL MAP IN THE WINCHESTER ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 01, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Tentative Tract Map No. 37439**, which is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. **Change of Zone No. 1800007**, which proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). **Plot Plan No. 180024**, which proposes for a development plan for 447 single-family residential lots. **Tentative Parcel Map No. 37864**, which proposes for a Schedule "J" subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. This project is located easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue in the Winchester Zoning Area of Third Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors certify the **Environmental Impact Report**, approve the project, and adopt **Ordinance No. 348.4940**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: August 19, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 19, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

TTM 37439, CZ 1800007, PPT 180024, and TPM 37864

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: September 01, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: August 19, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 19, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

TTM 37439, CZ 1800007, PPT 180024, and TPM 37864

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: September 01, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: August 19, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: September 1, 2020

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 13270

Project Description:

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 1800007 (CZ1800007), PLOT PLAN NO. 180024 (PPT180024), TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres - REQUEST: The TENTATIVE TRACT MAP is a Schedule “A” subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. The CHANGE OF ZONE proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The PLOT PLAN is a proposal for a development plan for 447 single-family residential lots. The TENTATIVE PARCEL MAP is a proposal for a Schedule “J” subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. APNs 466-310-002, 466-310-026.

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 13270)

MEETING DATE:

Tuesday, September 01, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 1800007 (CZ1800007), PLOT PLAN NO. 180024 (PPT180024), TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres - REQUEST: The TENTATIVE TRACT MAP is a Schedule “A” subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. The CHANGE OF ZONE proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The PLOT PLAN is a proposal for a development plan for 447 single-family residential lots. The TENTATIVE PARCEL MAP is a proposal for a Schedule “J” subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. APNs 466-310-002, 466-310-026.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CERTIFY the ENVIRONMENTAL IMPACT REPORT** based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,
2. **APPROVE CHANGE OF ZONE NO. 1800007**, to change the zoning classification for the subject property from One-Family Dwellings (R-1) to Planned Residential (R-4) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,
3. **ADOPT ORDINANCE NO. 348.XXXX** amending the zoning in the Winchester Area shown on Map No. XXXXX Change of Zone No. 1800007 attached hereto and incorporated herein by reference; and

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

4. **APPROVE TENTATIVE TRACT MAP NO. 37439**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,
5. **APPROVE PLOT PLAN NO. 180024**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,
6. **APPROVE TENTATIVE PARCEL MAP NO. 37864**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

**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: [CEO use]

BACKGROUND:

Summary

CHANGE OF ZONE NO. 1800007 is a proposal to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37439 is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. Lot 447 is anticipated as a single family lot for purposes of this subdivision.

The subdivision proposes different tiers of lot sizes throughout the overall development generally divided into each quadrant within the subdivision. Lots with a minimum lot size of 4,500 sq. ft. are proposed in the northwest quadrant (lots 1-130), lots with a minimum lot size of 5,000 sq. ft. are proposed in the northeast quadrant (lots 131-317), and lots with a minimum lot size of 6,500 sq. ft. are proposed in the southeast quadrant (lots 318-446), with the southwest quadrant consisting of lot 447.

A park is proposed on an 8.96 acre lot within the northwest portion of the development. Amenities for the park are anticipated to include soccer and baseball fields, basketball court, tot lot/playground, shade structure/picnic area, restrooms, and parking lot. The park is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District following construction of the park. Smaller park/paseo areas are also proposed at certain locations near the channels and trails to provide connections from the residential lots to the trails and may provide some minor amenities within the park/paseo areas.

Access to the development would be provided via the four surrounding streets with one access road connection to each road. The subdivision is proposed to be divided into three (3) phases generally following the three quadrants proposed for development. Each phase is proposed to provide the necessary primary and secondary means of access and all required infrastructure regardless of which phase develops first.

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

The surrounding streets will be improved along the frontage of the project with full improvements to applicable road standards provided on the project side of the street with a minimum 12 foot width of paving provided on the opposite side of the street. Holland Road will also be improved between Leon Road and Briggs Road with 32 feet wide of street paving with an AC berm on either side to control drainage.

The project incorporates a network of drainage channels within the project that connect to proposed Flood Control improvements offsite extending to the west of the subdivision and curving northwesterly to an area near the intersection of Briggs Road and Holland Road that would connect to proposed drainage improvements associated with Tentative Tract Map No. 31229 within the City of Menifee. The drainage improvements in particular will require the relocation of three (3) high pressure gas lines along Briggs Road.

The project also includes an offsite improvement for sewer connection that generally follows the offsite channel alignment. These offsite street, flood control, and sewer improvements are included in the analysis of the Environmental Impact Report.

The channels proposed include maintenance roads on either side that are also proposed to serve dual purpose as trails to provide a trail connection from within the site as the channel crosses from the southeast corner northerly to the middle of the site and then west to Leon Road where it meets a channel that begins at the northwest corner of the site southerly along Leon Road.

The grading proposed for the subdivision area would result in a need for import of approximately 170 thousand cubic yards. However, this is anticipated to be provided through the offsite channel improvements proposed that would result in the overall grading being nearly balanced. The grading proposed at the perimeter of the subdivision with the surrounding street improvements will match the grade of the surrounding properties.

PLOT PLAN NO. 180024 is a proposal for a development plan for 447 single-family residential lots.

TENTATIVE PARCEL MAP NO. 37864 is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 9 lots reflecting the phasing and infrastructure for TTM37439. No grading or improvements are proposed for this subdivision.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with the Southwest Area Plan (SWAP) Policy 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area.

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

The project site has a land use designation of Medium Density Residential which has a density range of 2 to 5 dwelling units per acres with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The project area of 158.18 at this maximum density rate would allow up to 504 residential units. The project proposes a maximum of 447 residential units to be consistent with the Policy 9.2.

Earlier versions of this subdivision included a total of 574 residential units. This higher level of development was what was evaluated in detail in the project's EIR. However, this amount of units was not consistent with Policy 9.2 of the Highway 79 Policy Area, so the subdivision was redesigned to be consistent with the policy area. The subdivision proposes lot 447 that for the purposes of this subdivision is a residential lot. However, lot 447 has the potential for future development that retains a potential for 58 units as the remaining amount of 504 residential units allowed on the project site to be consistent with the policy area. Additionally, if the policy area is revised in the future, the EIR analyzed the impacts of the initial proposal of 574 residential units.

Planning Commission Action

On August 5, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

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.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Draft Environmental Impact Report
- E. Final Environmental Impact Report
- F. Tentative Tract Map No. 37439 Exhibits
- G. Plot Plan No. 180024 Exhibits
- H. Tentative Parcel Map No. 37864 Exhibits
- I. Ordinance No. 348.XXXX

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 15, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1800007/TTM37439/PPT180024/TPM37864 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

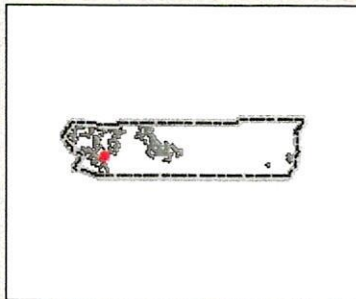
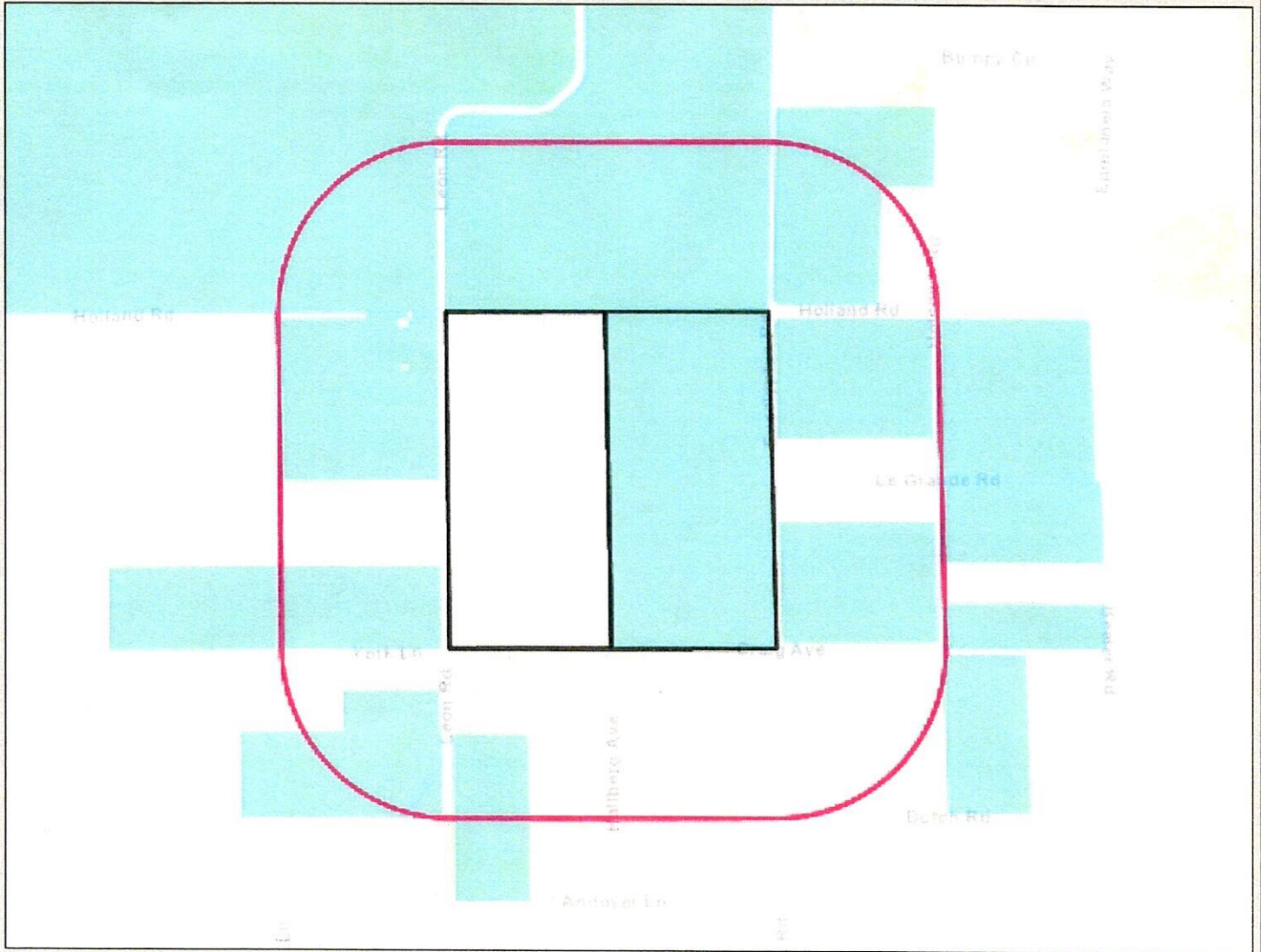
Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1800007 / TTM37439 / PPT180024 / TPM37864

(1600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

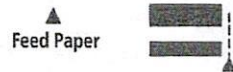
Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/15/2020 3:05:27 PM

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466030002
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466120011
CAROLE SCHWARTZ
2503 MONARCH TERRACE DR
KATY TX 77494

466120014
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

466120017
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

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RAMON RUAN
828 E BONDS ST
CARSON CA 90745

466120020
GALLARDO
806 E HOLT AVE
POMONA CA 91767

466120021
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P O BOX 758
SUN CITY CA 92586

466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130

466120024
BOERE JOHN W
3909 MARSALA WAY
MODESTO CA 95356

466130035
SULLIVAN JAMES JEFFERY & GIGI ADRIANNE
31615 LEON RD
WINCHESTER CA 92596

466130053
DEANNE J. TRIGG
PO BOX 474
SUMMERSET CA 95684

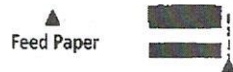
466130054
JANET ELLEN TRIGG
PO BOX 4744
SOMERSET CA 95684

466310002
SUN HOLLAND
27127 CALLO ARROYO STE 1910
SAN JUAN CAPISTRANO CA 92627

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JERRY ANDERSON
4239 W 170TH ST
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RONALD AUERBACHER
3606 FRONT ST
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466310022
KASIN CHAI
1101 TIMERLINE LN
SANTA ANA CA 92705

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KASIN CHAI
1101 TIMBERLINE LN
SANTA ANA CA 92705

466310024
VICTOR K
4343 E CAMELBACK RD
PHOENIX AZ 85018

466310025
CHANG JOON LEE
12926 SCARBOROUGH LN
CERRITOS CA 90703

466320009
HALLBERG RANCH
2142 WENTE CT
SAN JACINTO CA 92583

466320026
CRAIG 435
33011 HOLLAND RD
WINCHESTER CA 92596

466350005
BRUCE AKERS
30780 EUCALYPTUS
WINCHESTER CA 92596

466350006
DIAMOND FIVE
5311 AVENUE 272
VISALIA CA 93277

466350007
HASEGAWA REVOCABLE TRUST UNDER
PO BOX 2851
SAN DIEGO CA 92198

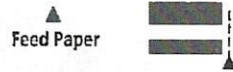
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5162[®]Easy Peel[®] Address Labels
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Sun Holland, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675

Engineer:

VSL Engineering
31805 Temecula Parkway, Suite #129
Temecula, CA 92592

~~**Applicant:**~~~~Sun Holland, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675~~~~**Engineer:**~~~~VSL Engineering
31805 Temecula Parkway, Suite #129
Temecula, CA 92592~~~~**Applicant:**~~~~Sun Holland, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675~~~~**Engineer:**~~~~VSL Engineering
31805 Temecula Parkway, Suite #129
Temecula, CA 92592~~**Representative:**

Markham Development Strategies, LLC
28693 Old Town Front Street, Suite 300-D
Temecula, CA 92590

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28693 Old Town Front Street, Suite 300-D
Temecula, CA 92590~~~~**Representative:**~~~~Markham Development Strategies, LLC
28693 Old Town Front Street, Suite 300-D
Temecula, CA 92590~~

Pechanga Band of Mission Indians
Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

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Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593~~

City of Menifee – Doug Darnell
29844 Haun Road
Menifee, CA 92586

~~City of Menifee – Doug Darnell
29844 Haun Road
Menifee, CA 92586~~

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901 W. Esplanade
San Jacinto, CA. 92582

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901 W. Esplanade
San Jacinto, CA. 92582~~

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

~~Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517~~

Menifee Union School District
29775 Haun Road
Menifee, CA 92586

~~Menifee Union School District
29775 Haun Road
Menifee, CA 92586~~

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

~~Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300~~

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands, CA. 92373-0316

~~Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands, CA. 92373-0316~~

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

~~Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770~~

Perris Union High School District
155 E 4th Street
Perris, CA 92570

~~Perris Union High School District
155 E 4th Street
Perris, CA 92570~~

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - Ordinance No. 348.4940 /

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

09/28/2020

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

Date: September 28, 2020
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011413934-01

P.O. Number:

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Item 21.1 of
09/01/20*

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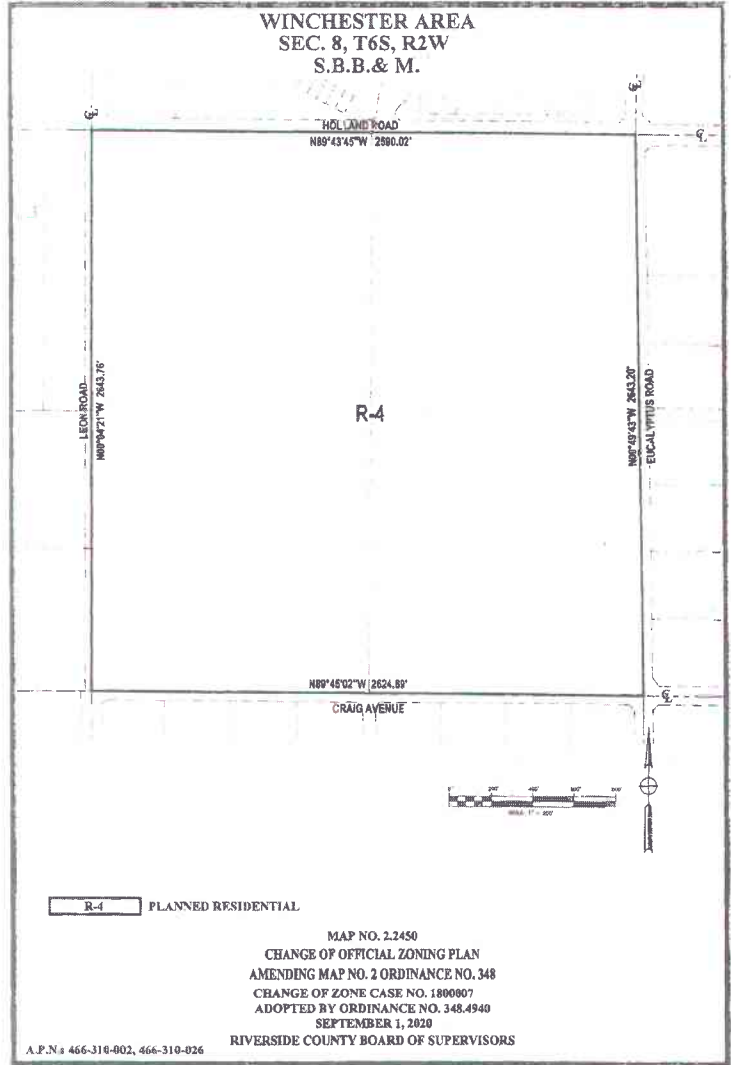
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.4940
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2450, Change of Zone Case No. 1800007" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 01, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 9/28



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 24, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4940

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, September 28, 2020**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

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INSERT ATTACHMENTS

V. Manuel Perez, Chairman of the Board

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AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

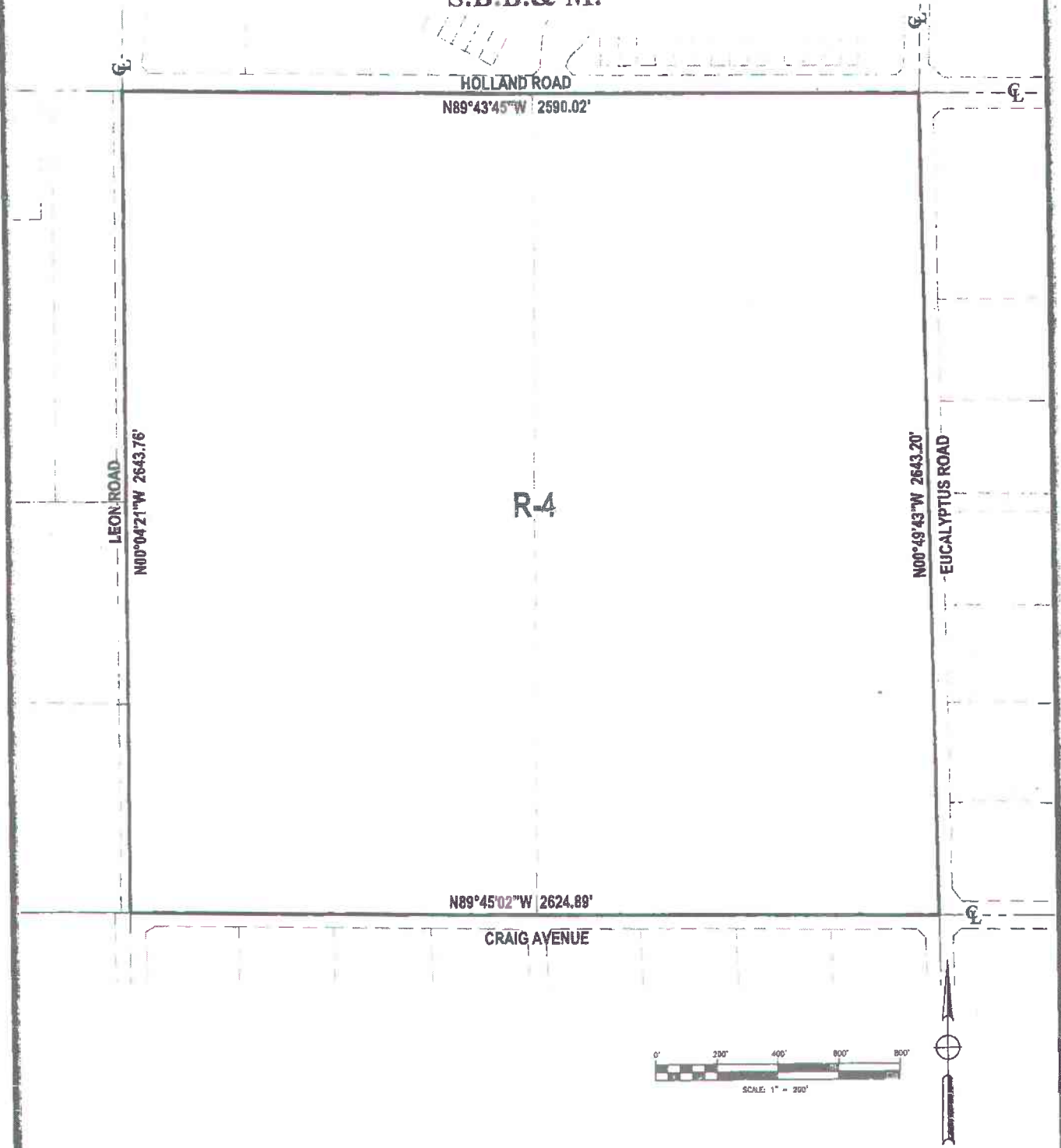
NAYS: None

RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

WINCHESTER AREA
SEC. 8, T6S, R2W
S.B.B. & M.



R-4 PLANNED RESIDENTIAL

MAP NO. 2.2450
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 180007
ADOPTED BY ORDINANCE NO. 348.4940
SEPTEMBER 1, 2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

A.P.N.s 466-310-002, 466-310-026