

1 substantial adverse effect on state or federally protected wetlands (including, but not  
2 limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,  
3 hydrological interruption, or other means.

4 Implementation of Standard Conditions SC-BIO-1 and SC-BIO-2 and Mitigation  
5 Measures MM-BIO-1 through MM-BIO-3 will reduce potential impacts to less than  
6 significant (DEIR p. 4.5-44). The evidence supporting these conclusions includes,  
7 without limitation, the discussion of these impacts in Subchapter 4.5 of the DEIR and  
8 the citations noted therein.

9 2. Standard Conditions.

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

11 3. Mitigation Measures.

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

13 **D. Cultural Resources**

14 *Impact: Cause impacts to an archaeological site.*

15 *Archaeological Threshold 9a: Alter or destroy an archaeological site.*

16 1. Less Than Significant Impact.

17 Because the Project site has experienced ground disturbances in the past, any shallow  
18 buried archaeological and/or cultural resources would have already been uncovered  
19 or destroyed. However, it is possible deeper resources are still present. In the event  
20 that archeological and/or cultural materials are uncovered during ground-disturbing  
21 activities, Mitigation Measures MM-CUL-1 through MM-CUL-8 are provided to  
22 reduce the Project's potential to alter or destroy an archaeological site to a less than  
23 significant level. Note that the Pechanga Tribe commented on the DEIR analysis and  
24 modified MM-CUL-1 through MM-CUL-6 from the DEIR and added MM-CUL-7  
25 and MM-CUL-8 for added protection of cultural resources (FEIR pp. 3-10 through  
26 3-16). Impacts to archaeological resources remain less than significant with the  
27 modified mitigation measures, and this does not constitute significant new  
28 information that would trigger recirculation of the DEIR (FEIR p. 3-7). The evidence

1 supporting these conclusions includes, without limitation, the discussion of these  
2 impacts in Subchapter 4.6 of the DEIR and the citations noted therein.

3 2. Mitigation Measures

4 **MM-CUL-1 Conduct Archaeological Sensitivity Training for Construction**  
5 **Personnel.** The Applicant must retain a qualified professional archaeologist,  
6 approved by the Community Development Director, or designee, who meets U.S.  
7 Secretary of the Interior's Professional Qualifications and Standards, to conduct an  
8 Archaeological Sensitivity Training for construction personnel before commencing  
9 excavation activities. The training session must be carried out by a cultural-resources  
10 professional with expertise in archaeology, who meets the U.S. Secretary of the  
11 Interior's Professional Qualifications and Standards. The training session will  
12 include a handout and will focus on how to identify archaeological resources that  
13 may be encountered during earthmoving activities and the procedures to be followed  
14 in such an event, the duties of archaeological monitors, and, the general steps a  
15 qualified professional archaeologist would follow.

16 **MM-CUL-2 Unanticipated Resources.** The developer/permit holder or any  
17 successor in interest shall comply with the following for the life of this permit. If  
18 during ground disturbance activities, unanticipated cultural resources\* are  
19 discovered, the following procedures shall be followed: All ground disturbance  
20 activities within 100 feet of the discovered cultural resource shall be halted and the  
21 applicant shall call the County Archaeologist immediately upon discovery of the  
22 cultural resource. A meeting shall be convened between the developer, the project  
23 archaeologist\*\*, a Native American tribal representative from the consulting  
24 Tribe(s), and the County Archaeologist to discuss the significance of the find. At the  
25 meeting with the aforementioned parties, a decision is to be made, with the  
26 concurrence of the County Archaeologist, as to the appropriate treatment  
27 (documentation, recovery, avoidance, etc.) for the cultural resource. Grading or  
28 further ground disturbance shall not resume within the area of the discovery until a



1 decision is made after consultation with all relevant parties as to the appropriate  
2 treatment. Work shall be allowed to continue outside of the buffer area and  
3 monitoring will continue, if needed. Treatment and avoidance of the newly  
4 discovered resource(s) shall be consistent with the Cultural Resources Management  
5 Plan and Monitoring Agreements entered into with the County and Tribe(s). This  
6 may include avoidance of the cultural resource through project design, in-place  
7 preservation of cultural resources located in native soils, and/or reburial on the  
8 Project property so they are not subject to further disturbance in perpetuity as  
9 identified in Non-Disclosure and Reburial mitigation. If the find is determined to be  
10 significant and avoidance of the site has not been achieved, a Phase II data recovery  
11 plan shall be prepared by the project archaeologist, in consultation with the Tribe(s),  
12 and shall be submitted to the County for their review and approval prior to  
13 implementation of the said plan. Pursuant to Calif. Pub. Res. Code Section  
14 21083.2(b) avoidance is the preferred method of preservation for archaeological  
15 resources and cultural resources. If the landowner and the Tribe(s) cannot agree on  
16 the significance or the mitigation for the archaeological or cultural resources, these  
17 issues will be presented to the Community Development Director for decision. The  
18 Community Development Director shall make the determination based on the  
19 provisions of the California Environmental Quality Act with respect to  
20 archaeological resources, recommendations of the project archaeologist, and shall  
21 take into account the cultural and religious principles and practices of the tribe.

22 \* A cultural resource site is defined, for this condition, as being a feature and/or three  
23 or more artifacts in close association with each other.

24 \*\* If not already employed by the project developer, a County approved  
25 archaeologist shall be employed by the project developer to assess the significance  
26 of the cultural resource, attend the meeting described above, and continue monitoring  
27 of all future site grading activities as necessary.

28 **MM-CUL-3 Cultural Resources Disposition.** In the event that Native American

1 cultural resources are discovered during the course of grading (inadvertent  
2 discoveries), the following procedures shall be carried out for final disposition of the  
3 discoveries:

4 1. One or more of the following treatments, in order of preference, shall be  
5 employed with the consulting Tribe(s). Evidence of such shall be provided  
6 to the Riverside County Planning Department:

7 i. Preservation-In-Place of the cultural resources, if feasible.  
8 Preservation in place means avoiding the resources, leaving them in  
9 the place where they are found with no development affecting the  
10 integrity of the resources.

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

22 iii. If preservation in place or reburial is not feasible then the resources  
23 shall be curated in a culturally appropriate manner at a Riverside  
24 County curation facility that meets State Resources Department  
25 Office of Historic Preservation guidelines of the Curation of  
26 Archaeological Resources ensuring access and use pursuant to the  
27 Guidelines. The collection and associated records shall be  
28 transferred, including title, and are to be accompanied by payment of



1 the fees necessary for permanent curation. Evidence of curation in  
2 the form of a letter from the curation facility stating that subject  
3 archaeological materials have been received and that all fees have  
4 been paid, shall be provided by the landowner to the County. There  
5 shall be no destructive or invasive testing on sacred items, burial  
6 goods and Native American human remains. Results concerning finds  
7 of any inadvertent discoveries shall be included in the Phase IV  
8 monitoring report.

9 **MM-CUL-4 Native American Monitor.** Prior to the issuance of grading permits,  
10 the developer/permit applicant shall enter into an agreement with the consulting  
11 tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be  
12 on-site during all initial ground disturbing activities and excavation of each portion  
13 of the Project site including clearing, grubbing, tree removals, grading and trenching.  
14 The Project Archaeologist, the County Archaeologist, and the Native American  
15 Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground  
16 disturbance activities to allow identification, evaluation, and potential recovery of  
17 cultural resources. The developer/permit applicant shall submit a fully executed  
18 copy of the agreement to the County Archaeologist to ensure compliance with this  
19 mitigation measure or any correlating condition of approval. This agreement shall  
20 not modify any condition of approval or mitigation measure.

21 **MM-CUL-5 Project Archaeologist.** Prior to issuance of grading permits: The  
22 applicant/developer shall provide evidence to the County of Riverside Planning  
23 Department that a County certified professional archaeologist (Project  
24 Archaeologist) has been contracted. A fully executed copy of the contract and a wet-  
25 signed copy of the Cultural Resources Monitoring Plan (CRMP), (discussed further  
26 below), shall be provided to the County Archaeologist to ensure compliance with this  
27 condition of approval. Working directly under the Project Archaeologist, an adequate  
28 number of qualified Archaeological Monitors shall be present to ensure that all earth



1 moving activities are observed and shall be on-site during all grading activities for  
2 areas to be monitored including off-site improvements. Inspections will vary based  
3 on the rate of excavation, the materials excavated, and the presence and abundance  
4 of artifacts and features. The frequency and location of inspections will be  
5 determined by the Project Archaeologist.

6 The Project Archaeologist, in consulting with the Consulting Tribe(s), the contractor,  
7 and the County, shall develop a Cultural Resources Management Plan (CRMP) in  
8 consultation pursuant to the definition in AB 52 to address the details, timing, and  
9 responsibility of all archaeological and cultural activities that will occur on the  
10 project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal  
11 consultation process for the Project, has not opted out of the AB 52 consultation  
12 process, and has completed AB 52 consultation with the County as provided for in  
13 Cal Pub Res Section 21080.3.2(b)(1) of AB 52. Details of the Plan shall include:

- 14 a. Project grading and development scheduling.
- 15 b. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-  
16 grading meeting with the County, the construction manager, and any  
17 contractors and will conduct a mandatory Cultural Resources Worker  
18 Sensitivity Training to those in attendance. The Training will include a brief  
19 review of the cultural sensitivity of the Project site and the surrounding area;  
20 what resources could potentially be identified during earthmoving activities;  
21 the requirements of the monitoring program; the protocols that apply in the  
22 event inadvertent discoveries of cultural resource are identified, including  
23 who to contact and appropriate avoidance measures until the find(s) can be  
24 property evaluated; and any other appropriate protocols. All new  
25 construction personnel that will conduct earthwork or grading activities that  
26 begin work on the Project following the initial training must take the Cultural  
27 Sensitivity Training prior to beginning work and the Project Archaeologist  
28 and Consulting Tribe(s) shall make themselves available to provide the

1 training on an as-needed basis.

- 2 c. The protocols and stipulations that the contractor, County, Consulting  
3 Tribe(s), and the Project Archaeologist will follow in the event of inadvertent  
4 cultural resources discoveries, including any newly discovered cultural  
5 resource deposits that shall be subject to a cultural resources evaluation.

6 **MM-CUL-6 Non-Disclosure of Location Burials.** It is understood by all parties  
7 that unless otherwise required by law, the site of any reburial of Native American  
8 human remains or associated grave goods shall not be disclosed and shall not be  
9 governed by public disclosure requirements of the California Public Records Act.  
10 The Coroner, pursuant to the specific exemption set forth in California Government  
11 Code 6254(c), parties and Lead Agencies will be asked to withhold public disclosure  
12 information related to such reburial, pursuant to the specific exemption set for in  
13 California Government Code 6254(c).

14 **MM-CUL-7 Phase III and IV Cultural Report.** Prior to Grading Permit Final  
15 Inspection, the developer/permit holder shall prompt the Project Archaeologist to  
16 submit two copies of the Phase III Data Recovery report (if required for the Project),  
17 and a Phase IV Cultural Resources Monitoring Report shall be submitted that  
18 complies with the Riverside County Planning Department's requirements for such  
19 reports for all ground disturbing activities associated with this grading permit. The  
20 report shall follow the County of Riverside Planning Department Cultural Resources  
21 (Archaeological) Investigations Standard Scopes of Work posted on the TLMA  
22 website. The report shall include results of any feature relocation or residue analysis  
23 required as well as evidence of the required cultural sensitivity training for the  
24 construction staff held during the required pre-grade meeting and evidence that any  
25 artifacts have been treated in accordance to procedures stipulated in the Cultural  
26 Resources Management Plan.

27 **MM-CUL-8 Human Remains.** If human remains are encountered, State Health  
28 Department and Safety Code Section 7050.5 states that no further disturbance shall



1 occur until the Riverside County Coroner has made the necessary findings as to  
2 origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall  
3 be left in place and free from disturbance until a final decision as the treatment and  
4 disposition has been made, if any. If the Riverside County Coroner determines the  
5 remains to be Native American, the Native American Heritage Commission shall be  
6 contacted within the period specified by law (24 hours). Subsequently, the Native  
7 American Heritage Commission shall identify the "most likely descendant". The  
8 most likely descendent shall then make recommendations and engage in consultation  
9 concerning the treatment of the remains as provided for in Public Resources Code  
10 Section 5097.98.

11 ***Impact: Harm an archaeological resource.***

12 ***Archaeological Threshold 9b: Cause a substantial adverse change in the significance of an***  
13 ***archaeological resource pursuant to California Code of Regulations, Section 15064.5.***

14 1. Less Than Significant Impact.

15 As stated in Threshold 9.a, because the Project site has experienced ground  
16 disturbances in the past, any shallow buried archaeological and/or cultural resources  
17 would have already been uncovered or destroyed. However, deeper resources may  
18 still be intact. In the event that archeological and/or cultural materials are uncovered  
19 during ground-disturbing activities, Mitigation Measures MM-CUL-1 through MM-  
20 CUL-8 are provided to reduce the Project's potential to cause a substantial adverse  
21 change in the significance of an archaeological resource pursuant to California Code  
22 of Regulations, Section 15064.5 to a less than significant (DEIR p. 4.6-40). Note  
23 that the Pechanga Tribe commented on the DEIR analysis and modified MM-CUL-  
24 1 through MM-CUL-6 from the DEIR and added MM-CUL-7 and MM-CUL-8 for  
25 added protection of cultural resources (FEIR pp. 3-10 through 3-16). Impacts to  
26 archaeological resources remain less than significant with the modified mitigation  
27 measures, and this does not constitute significant new information that would trigger  
28 recirculation of the DEIR (FEIR p. 3-7). The evidence supporting these conclusions



1 includes, without limitation, the discussion of these impacts in Subchapter 4.6 of the  
2 DEIR and the citations noted therein.

3 2. Mitigation Measures.

4 **See MM-CUL-1 through MM-CUL-8 in Threshold 9a.**

5 **E. Greenhouse Gases**

6 *Impact: Create greenhouse gases that may impact the environment.*

7 *Greenhouse Gas Emissions Threshold 20a: Generate greenhouse gas emissions, either*  
8 *directly or indirectly, that may have a significant impact on the environment.*

9 1. Less Than Significant Impact.

10 Construction emissions associated with Off-Site Project Components would occur as  
11 part of the Project. Channel, sewer line, and lift station improvements would occur  
12 outside of the Project boundary. Although a specific schedule of off-site utility and  
13 infrastructure improvements is unknown, the impacts associated with these expected  
14 activities are not expected to exceed the daily emission quantities identified for  
15 Project-related construction activities. As such, impacts associated with off-site  
16 utility improvements would be nominal. The GHG Analysis was conservative and  
17 anticipated operation of several pieces of equipment that would be operating at any  
18 given time period, during Off-site Project Components, the disturbance areas would  
19 be limited and less than what is evaluated for the Residential Project site. Mitigation  
20 Measure GHG-1 has been included which specifies the measures to be provided by  
21 the Project to garner the 100 points. It should be noted that Mitigation Measure  
22 GHG-1 has been written in a manner to provide specific measures; however, it also  
23 allows flexibility to allow for changes that evolve as part of refinements to the CAP,  
24 or changes in technology. Regardless of the final methodology/measures, the Project  
25 shall garner the equivalent of 100 points. With the incorporation of Mitigation  
26 Measure GHG-1, the Project will not generate GHG emissions, either directly or  
27 indirectly, that may have a significant impact on the environment (DEIR p. 4.8-34).

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subchapter 4.8 of the DEIR and the citations noted  
2 therein.

3 2. Mitigation Measures.

4 **MM-GHG-1.** Prior to issuance of each building permit, the Project  
5 Applicant shall provide documentation to the County of Riverside Building  
6 Department demonstrating that the improvements and/or buildings subject to  
7 each building permit application include the following measures from the  
8 County of Riverside Climate Action Plan (November 2019) Greenhouse Gas  
9 Emissions Screening Tables (Appendix F to the Climate Action Plan), as  
10 needed to achieve the required 100 points. Alternatively, the specific  
11 measures may be substituted for other measures that achieve an equivalent  
12 amount of GHG reduction, subject to County of Riverside Building  
13 Department review:

- 14 1. Measure EE5.A.1 Insulation - Enhanced Insulation (rigid wall  
15 insulation R-13, roof/attic R-38) (9 points)
- 16 2. Measure EE5.A.2 Windows - Enhanced Window (0.32 U-factor, 0.25  
17 SHGC) (4 points)
- 18 3. Measure EE5.A.3 Cool Roofs - Enhanced Cool Roof (CRRC Rated  
19 0.2 aged solar reflectance, 0.75 thermal emittance) (7 points)
- 20 4. Measure EE5.A.4 Air Infiltration - Blower Door HERS Verified  
21 Envelope Leakage or equivalent (5 points)
- 22 5. Measure EE5.B.1 Heating/Cooling Distribution System - Modest  
23 Duct Insulation (R-6) (4 points)
- 24 6. Measure EE5.B.2 Space Heating/Cooling Equipment - Very High  
25 Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) (5 points)
- 26 7. Measure EE5.B.3 Water Heaters - Very High Efficiency Water  
27 Heater (0.92 Energy Factor) (11 points)
- 28 8. Measure EE5.B.5 Artificial Lighting - High Efficiency Lights (50%

- of in-unit fixtures are high efficiency) (6 points)
9. Measure EE5.B.6 Appliances - Energy Star Refrigerator (new) Energy Star Dishwasher (new) Energy Star Washing Machine (new) (3 points)
  10. Measure CE1.A.1 Photovoltaic - 50 percent of the power needs of the Project (17 points)
  11. Measure W2.A.2 Water Efficient Landscaping - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) (2 points)
  12. Measure W2.B.1 Showers - Water Efficient Showerheads (2.0 gpm) (2 points)
  13. Measure W2.B.2 Toilets - Water Efficient Toilets (1.5 gpm) (2 points)
  14. Measure W2.B.3 Faucets - Water Efficient faucets (1.28 gpm) (2 points)
  15. Measure W2.B.4 Dishwasher - Water Efficient Dishwasher (6 gallons per cycle or less) (1 points)
  16. Measure W2.B.5 Washing Machine - Water Efficient Washing Machine (Water factor <5.5) (1 points)
  17. Measure W2.B.6 WaterSense - EPA WaterSense Certification (7 points)
  18. Measure T4.A.1 Electric Vehicle Recharging - Install electric vehicle charging stations for each residential unit included in the Project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. (8 points)
  19. Measure S1.A.1 Recycling - Provide green waste composting bins at each residential unit (4 points)

**Impact:** *Create greenhouse gases that would conflict with an approved plan.*

**Greenhouse Gas Emissions Threshold 20b:** *Conflict with an applicable plan, policy or*



1 regulation adopted for the purpose of reducing the emissions of greenhouse gases.

2 1. Less Than Significant Impact.

3 Please reference the discussion in Threshold 20.a. Mitigation Measure GHG-1 has  
4 been included which specifies the measures to be provided by the Project to garner  
5 the 100 points. It should be noted that Mitigation Measure GHG-1 has been written  
6 in a manner to provide specific measures; however, it also allows flexibility to allow  
7 for changes that evolve as part of refinements to the CAP, or changes in technology.  
8 Regardless of the final methodology/measures, the Project shall garner the equivalent  
9 of 100 points. With the incorporation of Mitigation Measure GHG-1, the Project  
10 will not conflict with an applicable plan, policy, or regulation adopted for the purpose  
11 of reducing the emissions of GHGs. Impacts will be reduced to a less than significant  
12 (DEIR p. 4.8-35). The evidence supporting these conclusions includes, without  
13 limitation, the discussion of these impacts in Subchapter 4.8 of the DEIR and the  
14 citations noted therein.

15 2. Mitigation Measures.

16 See MM-GHG-1 in Threshold 20a.

17 F. Hazards and Hazardous Materials

18 *Impact: Create hazards by the routine use of hazardous materials.*

19 *Hazardous Materials Threshold 21a: Create a significant hazard to the public or the*  
20 *environment through the routine transport, use, or disposal of hazardous materials.*

21 1. Less Than Significant Impact.

22 Project construction would involve the routine use of hazardous materials, including  
23 fuels, paints, and solvents. However, the amount of these materials during  
24 construction would be limited and regulated. Therefore, they would not be  
25 considered a significant environmental hazard. Project operational activities would  
26 involve the use of storage of household hazardous materials typical of residences.  
27 Mitigation Measure MM-HAZ-1 through Mitigation Measure MM-HAZ-4, are  
28 provided to reduce potential adverse hazards and hazardous material impacts related

1 to accidental releases of hazardous materials during construction and operations,  
2 including known and unknown substances, and soils excavated from existing ponds.  
3 Implementation of Mitigation Measures MM-HAZ-1 through MM-HAZ-4 will  
4 reduce potential impacts to less than significant (DEIR p. 4.9-26). The evidence  
5 supporting these conclusions includes, without limitation, the discussion of these  
6 impacts in Subchapter 4.9 of the DEIR and the citations noted therein.

7 2. Mitigation Measures.

8 **MM-HAZ-1.** Prior to grading permit final, and during construction, should an  
9 accidental release of a hazardous material occur, the following actions will be  
10 implemented: construction activities in the immediate area will be immediately  
11 stopped; appropriate regulatory agencies will be notified; immediate actions will be  
12 implemented to limit the volume and area impacted by the contaminant; the  
13 contaminated material, primarily soil, shall be collected and removed to a location  
14 where it can be treated or disposed of in accordance with the regulations in place at  
15 the time of the event; any transport of hazardous waste from the property shall be  
16 carried out by a registered hazardous waste transporter; and testing shall be  
17 conducted to verify that any residual concentrations of the accidentally released  
18 material are below the regulatory remediation goal at the time of the event. All of  
19 the above sampling or remediation activities related to the contamination will be  
20 conducted under the oversight of Riverside County Site Cleanup Program. All of the  
21 above actions shall be documented and made available to the appropriate regulatory  
22 agencies prior to closure (a determination of the regulatory agency that the site has  
23 been remediated to a threshold that poses no hazard to humans) of the contaminated  
24 area.

25 **MM-HAZ-2.** During grading if an unknown contaminated area is exposed based on  
26 field observations by the contractor, soils engineer or County inspector, the  
27 following actions will be implemented: any contamination found during construction  
28 will be reported to the Riverside County Site Cleanup Program and all of the



1 sampling or remediation related to the contamination will be conducted under the  
2 oversight of the Riverside County Site Program; construction activities in the  
3 immediate area will be immediately stopped; appropriate regulatory agencies will be  
4 identified; a qualified professional (industrial hygienist or chemist) shall test the  
5 contamination and determine the type of material and define appropriate remediation  
6 strategies; immediate actions will be implemented to limit the volume and area  
7 impacted by the contaminant; the contaminated material, primarily soil, shall be  
8 collected and removed to a location where it can be treated or disposed of in  
9 accordance with the regulations in place at the time of the event; any transport of  
10 hazardous waste from the property shall be carried out by a registered hazardous  
11 waste transporter; and testing shall be conducted to verify that any residual  
12 concentrations of the accidentally released material are below the regulatory  
13 remediation goal at the time of the event. All of the above actions shall be  
14 documented and made available to the appropriate regulatory agencies prior to  
15 closure of the contaminated area (a determination of the regulatory agency that the  
16 site has been remediated to a threshold that poses no hazard to humans).

17 **MM-HAZ-3.** Prior to issuance of occupancy permits, an information brochure shall  
18 be prepared and approved by the Riverside County Environmental Health  
19 Department and provided to all home purchasers prior to the close of escrow that  
20 informs all purchasers of homes within this development of the system for disposal  
21 of household hazardous wastes and the prohibition against disposal of such materials  
22 in the municipal solid waste collection system that serves the subdivision. This  
23 brochure shall also provide residents with an outline of a neighborhood plan to  
24 support self-sufficiency in an emergency. This will include how to establish a  
25 volunteer fire response team to support the local fire and emergency responders to  
26 manage small fires and identification of local residents with emergency response  
27 skills (medical personnel or individuals certified to perform first aid or CPR).

28 **MM-HAZ-4.** Soil excavated from the pond may only be used for non-residential



1 fills and shall not be used in residential fills. Prior to any ground disturbance, the  
2 Project applicant shall test any soil excavated from the pond to determine if the  
3 excavated soils contain any analytes as metals, coliforms, Nitrogen, Phosphorus, etc.  
4 Should any remediation be required prior to relocation for fill, any work conducted  
5 shall be in compliance with guideline set by an oversight agency such as the County  
6 Department of Environmental Health Services (DEHS) or the Department of Toxic  
7 Substances Control (DTSC), prior to grading permit final.

8 ***Impact:*** *Cause an accidental release of hazardous materials.*

9 ***Hazardous Materials Threshold 21b:*** *Create a significant hazard to the public or the*  
10 *environment through reasonably foreseeable upset and accident conditions involving the*  
11 *release of hazardous materials into the environment.*

12 1. Less Than Significant Impact.

13 Please reference the discussion in Threshold 21.a. The Project will be required to  
14 adhere to South Coast Air Quality Management Rule 402, Standard Conditions SC-  
15 HYD-1 and SC-HYD-2, and Mitigation Measures MM-HAZ-1 through MM-HAZ-  
16 4. With adherence to South Coast Air Quality Management Rule 402, and Mitigation  
17 Measures MM-HAZ-1 through MM-HAZ-4, the Project will not create a significant  
18 hazard to the public or the environment through reasonably foreseeable upset and  
19 accident conditions involving the release of hazardous materials into the  
20 environment.

21 Implementation of Mitigation Measures and Standard Conditions will reduce  
22 potential impacts to less than significant (DEIR p. 4.9-26). The evidence supporting  
23 these conclusions includes, without limitation, the discussion of these impacts in  
24 Subchapter 4.9 of the DEIR and the citations noted therein.

25 2. Standard Conditions.

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

27 3. Mitigation Measures.

28 **See MM-HAZ-1 through MM-HAZ-4 in Threshold 21a.**

1           **G.    Noise**

2           *Impact: Project activities may generate significant noise.*

3           *Project Noise Effects Threshold 33b (Initial Study Threshold 33d): Generation of*  
4           *excessive ground-borne vibration or ground-borne noise levels.*

5           1.    Less Than Significant Impact.

6           Mitigation Measures MM-NOI-4 through MM-NOI-8 and Standard Condition SC-  
7           NOI-1 shall be implemented to reduce construction vibration levels produced by the  
8           construction equipment to the nearby sensitive land uses. In addition, the Best  
9           Management Practices, included as Mitigation Measures MM-NOI-4 through MM-  
10          NOI-8 and Standard Condition SC-NOI-1 would further reduce noise and vibration  
11          levels produced by the construction equipment to the nearby sensitive residential  
12          land uses. With implementation of Mitigation Measures MM-NOI-4 through MM-  
13          NOI-8 and Standard Condition SC-NOI-1, the Project-related vibration impacts at  
14          the nearby receiver locations represents a less than significant impact during the  
15          worst-case construction activities. Implementation of Standard Condition SC-NOI-1  
16          and Mitigation Measures MM-NOI-4 through MM-NOI-8 will reduce potential  
17          impacts to less than significant (DEIR p. 4.12-82). The evidence supporting these  
18          conclusions includes, without limitation, the discussion of these impacts in  
19          Subchapter 4.12 of the DEIR and the citations noted therein.

20          2.    Standard Conditions.

21                **See SC-NOI-1 in Threshold 33a.**

22          3.    Mitigation Measures.

23                **See MM-NOI-4 through MM-NOI-8 in Threshold 33a.**

24           **H.    Tribal Cultural Resources**

25           *Impact: Project may impact a tribal cultural resource.*

26           *Tribal Cultural Resources Threshold 45a: Cause a substantial adverse change in the*  
27           *significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074*  
28           *as either a site, feature, place, cultural landscape that is geographically defined in terms of*



1            *the size and scope of the landscape, sacred place, or object with cultural value to a*  
2            *California Native American Tribe, and that is Listed or eligible for listing in the California*  
3            *Register of Historical Resources, or in a local register of historical resources as defined in*  
4            *Public Resources Code section 5020.1 (k).*

5            1.        Less Than Significant Impact.

6            No tribal cultural resources were identified by any of the consulting tribes.  
7            Consultation, pursuant to AB52 has been completed. However, in the event that  
8            archeological and/or cultural materials are uncovered during ground-disturbing  
9            activities, Standard Condition SC-CUL-1 and Mitigation Measures MM-CUL-1  
10           through MM-CUL-8 will be implemented. With Standard Condition SC-CUL-1 and  
11           Mitigation Measures MM-CUL-1 through MM-CUL-8, impacts to tribal cultural  
12           resources will remain less than significant. Note that the Pechanga Tribe commented  
13           on the DEIR analysis and modified MM-CUL-1 through MM-CUL-6 from the DEIR  
14           and added MM-CUL-7 and MM-CUL-8 for added protection of cultural resources  
15           (FEIR pp. 3-10 through 3-16). Impacts to archaeological resources remain less than  
16           significant with the modified mitigation measures, and this does not constitute  
17           significant new information that would trigger recirculation of the DEIR (FEIR p. 3-  
18           7). The evidence supporting these conclusions includes, without limitation, the  
19           discussion of these impacts in Subchapter 4.16 of the DEIR and the citations noted  
20           therein.

21           2.        Standard Conditions.

22           **See SC-CUL-1 in Threshold 9c.**

23           3.        Mitigation Measures.

24           **See MM-CUL-1 through MM-CUL-8 in Threshold 9a.**

25           ***Impact:*** *Project may impact a tribal cultural resource.*

26           ***Tribal Cultural Resources Threshold 45b:*** *Cause a substantial adverse change in the*  
27           *significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074*  
28           *as either a site, feature, place, cultural landscape that is geographically defined in terms of*

1            *the size and scope of the landscape, sacred place, or object with cultural value to a*  
2            *California Native American Tribe, and that is a resource determined by the lead agency, in*  
3            *its discretion and supported by substantial evidence, to be significant pursuant to criteria*  
4            *set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria*  
5            *set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this*  
6            *paragraph, the lead agency shall consider the significance to a California Native tribe.*

7            1.     Less Than Significant Impact.

8            Please reference the discussion under Threshold 45.a; impacts to tribal cultural  
9            resources will remain less than significant. Note that the Pechanga Tribe commented  
10           on the DEIR analysis and modified MM-CUL-1 through MM-CUL-6 from the DEIR  
11           and added MM-CUL-7 and MM-CUL-8 for added protection of cultural resources  
12           (FEIR pp. 3-10 through 3-16). Impacts to archaeological resources remain less than  
13           significant with the modified mitigation measures, and this does not constitute  
14           significant new information that would trigger recirculation of the DEIR (FEIR p. 3-  
15           7). The evidence supporting these conclusions includes, without limitation, the  
16           discussion of these impacts in Subchapter 4.16 of the DEIR and the citations noted  
17           therein.

18           2.     Standard Conditions.

19           **See SC-CUL-1 in Threshold 9c.**

20           3.     Mitigation Measures.

21           **See MM-CUL-1 through MM-CUL-8 in Threshold 9a.**

22           I.     Utilities and Service Systems

23           ***Impact:*** *Development may require substantial amounts of electricity.*

24           ***Utilities and Service Systems Threshold 49a:*** *Utilities – Electricity.*

25           1.     Less Than Significant Impact.

26           The Project would increase use of electricity within SCE's service area, particularly  
27           the demand for electricity to light, heat, and air condition the residential  
28           development. SCE currently is in the process of upgrading the electrical



1 infrastructure that serves the greater Project area. The infrastructure project is  
2 designed to provide sufficient electrical capacity and reliability for existing and  
3 planned development in the area. SCE is aware that there are currently planned, or  
4 in process, additional developments in the Project area which will require power. As  
5 development of the Project and/or surrounding developments occurs, even more  
6 circuits may be necessary. Overall electrical consumption will increase as a result  
7 of the proposed Project and cumulative development in the general vicinity. SCE  
8 has established that additional transmission capacity will be necessary to provide the  
9 power and power grid necessary to support future growth in the Project vicinity. SCE  
10 is expanding transmission capacity in the general Project area, and the potential  
11 impacts associated with construction of transmission facilities has been or will be  
12 evaluated under CEQA by SCE. Sufficient power and distribution capabilities exist  
13 or are expected to exist to provide the proposed Project with adequate electrical  
14 service. It is possible that interruption of existing power service could cause a  
15 significant adverse impact if overhead lines are not relocated temporarily while  
16 undergrounding is taking place. The implementation of Standard Condition SC-USS-  
17 4 will ensure that all electrical service remains available to existing users while new  
18 and replacement lines are under construction and will reduce potential temporary  
19 impacts to less than significant levels. Standard Condition SC-USS-5 and Standard  
20 Condition SC-USS-6 will ensure that all lines are underground (other than  
21 transmission lines) and will reduce these potential temporary impacts to less than  
22 significant levels. The implementation of Mitigation Measure MM-GHG-1 to reduce  
23 greenhouse gas emissions will also help reduce the consumption of electricity so  
24 impacts would be less than significant (DEIR p. 4.17-43). The evidence supporting  
25 these conclusions includes, without limitation, the discussion of these impacts in  
26 Subchapter 4.17 of the DEIR and the citations noted therein.

27 2. Standard Conditions.

28 **SC-USS-4.** Prior to recordation of a final map by the County, the project applicant

1 shall construct, or enter into an agreement and post security, in a form and amount  
2 acceptable to the Building and Safety Department, guaranteeing the undergrounding  
3 of proposed utility distribution lines in conformance with applicable County  
4 standards and the County's Capital Improvement Policy.

5 **SC-USS-5.** The Tentative Tract map shall be conditioned to require that all  
6 electrical service lines (excluding transmission lines) serving development within the  
7 project will be installed underground. This includes existing service facilities that  
8 may have to be relocated temporarily during grading.

9 **SC-USS-6.** The contractor shall temporarily relocate existing overhead facilities,  
10 as necessary to maintain service, while grading and installing the new underground  
11 system is under- way.

12 3. Mitigation Measures.

13 **See MM-GHG-1 in Threshold 20a.**

14 **J. Energy**

15 ***Impact:*** *Development may require substantial amounts of energy.*

16 ***Energy Threshold 4.18.a:*** *Result in potentially significant environmental impacts due to*  
17 *wasteful, inefficient, or unnecessary consumption of energy resources, during Project*  
18 *construction or operation.*

19 1. Less Than Significant Impact.

20 Project construction and operations would not result in the inefficient, wasteful or  
21 unnecessary consumption of energy. Further, the energy demands of the Project can  
22 be accommodated within the context of available resources and energy delivery  
23 systems. The Project would therefore not cause or result in the need for additional  
24 energy producing or transmission facilities. The Project would not engage in  
25 wasteful or inefficient uses of energy and aims to achieve energy conservations goals  
26 within the State of California. The implementation of Mitigation Measure MM-  
27 GHG-1 to reduce greenhouse gas emissions will also help reduce the consumption  
28 of electricity so impacts would be less than significant (DEIR p. 4.18-17). The



1 evidence supporting these conclusions includes, without limitation, the discussion of  
2 these impacts in Subchapter 4.18 of the DEIR and the citations noted therein.

3 2. Mitigation Measures.

4 **See MM-GHG-1 in Threshold 20a.**

5 *Impact: Development may conflict with adopted energy efficiency plans.*

6 *Energy Threshold 4.18.b: Conflict with or obstruct a State or Local plan for renewable*  
7 *energy or energy efficiency.*

8 1. Less Than Significant Impact.

9 As discussed in Threshold 4.18.a, the Project would provide for, and promote, energy  
10 efficiencies beyond those required under other applicable federal and State of  
11 California standards and regulations, and in so doing would meet or exceed all  
12 California Building Standards Code Title 24 standards. Moreover, energy consumed  
13 by the Project's operation is calculated to be comparable to, or less than, energy  
14 consumed by other recreational and residential uses of similar scale and intensity that  
15 are constructed and operating in California. On this basis, the Project would not  
16 result in the inefficient, wasteful, or unnecessary consumption of energy. Further,  
17 the Project would not cause or result in the need for additional energy producing  
18 facilities or energy delivery systems. The implementation of Mitigation Measure  
19 MM-GHG-1 to reduce greenhouse gas emissions will also help reduce the  
20 consumption of electricity so impacts would be less than significant (DEIR p. 4.18-  
21 18). The evidence supporting these conclusions includes, without limitation, the  
22 discussion of these impacts in Subchapter 4.18 of the DEIR and the citations noted  
23 therein.

24 2. Mitigation Measures.

25 **See MM-GHG-1 in Threshold 20a.**

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially  
27 resulting from the adoption of the EIR cannot be fully mitigated and would be only partially avoided or  
28 lessened in consideration of existing regulations, standard conditions, or project design features, which are

1 not considered unique mitigation, and/or mitigation measures which are separately specified in Attachment  
2 A (Mitigation Monitoring and Reporting Program, incorporated by reference into this document).  
3 Accordingly, and as further explained below, the County makes the following findings as to each of the  
4 following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or alterations [that  
5 might further reduce Project impacts] are within the responsibility and jurisdiction of another public agency  
6 and not the [County]. Such changes have been adopted by such other agency"; or "Specific economic,  
7 legal, social, technological, or other considerations, make infeasible the mitigation measures or project  
8 alternatives identified in the final EIR." Therefore, a statement of overriding considerations consistent with  
9 State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and included herein:

10 **A. Air Quality**

11 *Impact: Consistency with applicable air quality plans.*

12 *Air Quality Threshold 6a: Implementation of the Project would conflict with or obstruct*  
13 *implementation of the applicable air quality plan.*

14 1. Significant Impact After Mitigation.

15 Project construction-source emissions would exceed localized significance  
16 thresholds for NO<sub>x</sub> and VOCs. Therefore, the proposed Project would conflict with  
17 the implementation of the SCAQMD's 2016 AQMP on a significant direct and  
18 cumulatively considerable basis (DEIR pp. 4.4-19).

19 2. Finding.

20 The Amended Tentative Tract Map 37439 reduced the number of residential units in  
21 the Project from 574 to 447 which is a 22 percent reduction in the size of the Project  
22 – this change will substantially reduce air pollutant emissions from the Project will  
23 not reduce them to less than significant levels (i.e., daily SCAQMD emission  
24 thresholds). The Mitigation Measure MM-AQ-1 outlined below would not reduce  
25 impacts due to a conflict with the air quality management plan to a less than  
26 significant level. Therefore, impacts would remain significant and unavoidable.

27 3. Mitigation Measures.

28 **MM-AQ-1.** During construction, the Project shall utilize "Super-Compliant" low



1 VOC paints for the building envelope application which have been reformulated to  
2 exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-  
3 Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the  
4 Project may utilize building materials that do not require the use of architectural  
5 coatings.

6 4. Rationale.

7 Although compliance with regulatory requirements (which is not considered  
8 mitigation) and Mitigation Measure MM-AQ-1 for VOCs would reduce the Project's  
9 air pollutant impacts and thus its inconsistency with SCAQMD's 2016 AQMP, the  
10 Project's inconsistency with the AQMP would remain significant and unavoidable  
11 mainly due to the size of the Project and emissions exceeding SCAQMD daily  
12 thresholds. There are no additional feasible mitigation measures that can further  
13 reduce the Project's impacts to below a level of significance. (DEIR p. 4.4-44  
14 through 4.4-46) The evidence supporting these conclusions includes, without  
15 limitation, the discussion of these impacts in Subchapter 4.4 of the DEIR and the  
16 citations noted therein.

17 ***Impact:*** *Cumulatively considerable net increase of criteria pollutants.*

18 ***Air Quality Threshold 6b (Initial Study Threshold 6c):*** *Result in a cumulatively*  
19 *considerable net increase of any criteria pollutant for which the project region is non-*  
20 *attainment under an applicable federal or state ambient air quality standard.*

21 1. Significant Impact After Mitigation.

22 During Phase 1, the Project has the potential to exceed the numerical thresholds of  
23 significance established by the SCAQMD for emissions of VOCs. During Phase 2,  
24 the Project will exceed the thresholds of significance for emissions of VOCs and  
25 NOx. It is important to note that the majority of VOC emissions are derived from  
26 consumer products. For analytical purposes, consumer products include cleaning  
27 supplies, kitchen aerosols, cosmetics and toiletries. As such, the Project cannot  
28 meaningfully control consumer products via mitigation thus, VOC emissions are

1 considered significant and unavoidable. The Project will implement SCAQMD  
2 Rules applicable during construction activity for this Project which include but are  
3 not limited to: Rule 1113 (Architectural Coatings) and Rule 403 (Fugitive Dust).  
4 These are included as Standard Conditions SC-AQ-1 and SC-AQ-2, respectively, but  
5 no feasible mitigation measures exist that would reduce this impact to less than  
6 significant levels. Over 84 percent of the Project's NOx emissions are derived from  
7 vehicle usage. Since the Project does not have regulatory authority to control tailpipe  
8 emissions, no feasible mitigation measures beyond what is contained in Mitigation  
9 Measure MM-GHG-1 that would reduce NOx emissions to levels that are less than  
10 significant. Therefore, these emissions are considered significant and unavoidable  
11 (DEIR p. 4.4-29).

12 2. Finding.

13 The Amended Tentative Tract Map 37439 reduced the number of residential units in  
14 the Project from 574 to 447 which is a 22 percent reduction in the size of the Project  
15 – this change will substantially reduce air pollutant emissions from the Project will  
16 not reduce them to less than significant levels (i.e., daily SCAQMD emission  
17 thresholds). The Mitigation Measures MM-AQ-1 and MM-GHG-1 outlined below  
18 would not reduce impacts due to NOx and VOC emissions in excess of SCAQMD  
19 significance thresholds and cumulative regional air pollutants to a less than  
20 significant level. Therefore, impacts would remain significant and unavoidable.

21 3. Standard Conditions and Mitigation Measures.

22 **SC-AQ-1.** The following measures shall be incorporated into Project plans and  
23 specifications as implementation of Rule 1113: Only “Low-Volatile Organic  
24 Compounds” paints (no more than 50 gram/liter of VOC) and/or High- Pressure Low  
25 Volume (HPLV) applications consistent with South Coast Air Quality Management  
26 District Rule 1113 shall be used.

27 **SC-AQ-2.** All applicable measures shall be incorporated into Project plans and  
28 specifications as implementation of Rule 403, which include but are not limited to:



- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

See MM-AQ-1 in Threshold 6a.

See MM-GHG-1 in Threshold 20.a.

4. Rationale.

Although compliance with regulatory requirements (which is not considered mitigation) and Mitigation Measures MM-AQ-1 for VOCs and MM-GHG-1 for greenhouse gases would reduce the Project's air pollutant impacts and thus its inconsistency with SCAQMD's 2016 AQMP, however, the Project's inconsistency with the AQMP would remain significant and unavoidable mainly due to the size of the Project and emissions exceeding SCAQMD daily thresholds. There are no additional feasible mitigation measures that can further reduce the Project's impacts to below a level of significance. (DEIR pp. 4.4-44 through 4.4-46) The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subchapter 4.4 of the DEIR and the citations noted therein.

**B. Noise**

*Impact: Project activities exceed established noise standards.*

*Project Noise Effects Threshold 33a (Initial Study Thresholds a & c): Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or*

1                    *applicable standards of other agencies.*

2                    1.        Significant Impact with Mitigation.

3                    Construction impacts will be less than significant. However, Best Management  
4                    Practices, included as Mitigation Measures MM-NOI-4 through MM-NOI-8 and  
5                    adherence to Standard Condition SC-NOI-1 would further reduce noise levels  
6                    produced by the construction equipment to the nearby sensitive residential land uses.  
7                    Mitigation Measure MM-NOI-1, requires the use of rubberized asphalt for the  
8                    following off-site roadway segments: Leon Road south of Craig Avenue (Segment  
9                    #6), Leon Road south of Garbani Road (Segment #7), and Holland Road west of  
10                    Leon Road (Segment #12). Even with incorporation of Mitigation Measure MM-  
11                    NOI-1, a significant and unavoidable impact would remain at uses adjacent to Leon  
12                    Road south of Craig Avenue (Segment #6). In addition, off-site noise barriers are  
13                    not anticipated to reduce impacts at all impacted sensitive uses, and therefore, would  
14                    not lower the off-site traffic noise levels below a level of significance. These impacts  
15                    are considered significant and unavoidable, and area cumulative impact. To satisfy  
16                    the 65 dBA CNEL exterior noise level standards for residential land use, Mitigation  
17                    Measure MM-NOI-2 shall be implemented. Impacts will be reduced to a less than  
18                    significant level. To satisfy the County's 45 dBA CNEL residential interior noise  
19                    level standard, Mitigation Measure MM-NOI-3 shall be implemented.  
20                    Implementation of Standard Condition SC-NOI-1 and Mitigation Measures MM-  
21                    NOI-1 through MM-NOI-8 will reduce potential impacts to less than significant  
22                    (DEIR p. 4.12-79). The evidence supporting these conclusions includes, without  
23                    limitation, the discussion of these impacts in Subchapter 4.12 of the DEIR and the  
24                    citations noted therein.

25                    2.        Finding.

26                    Mitigation Measure and County Regulations and Design Requirements (RR) are not  
27                    available to reduce the Project's transportation-related noise impacts under EA 2021  
28                    Phase I (Leon and Holland Roads), EA 2025 Project Buildout (Leon and Holland



1 Roads), EAC 2021 Phase I (Leon Road), EAC 2025 Project Buildout (Leon and  
2 Holland Roads) Project traffic conditions. The only way to reduce the impact would  
3 be to provide structural noise abatement measures to the residents living in these  
4 parcels adjacent to these Roadway segments. Since these are not under the control of  
5 the applicant, this is not feasible.

6 3. Standard Conditions and Mitigation Measures.

7 **See SC-NOI-1 in Threshold 33a.**

8 **MM-NOI-1.** Rubberized asphalt overlays into off-site roadway improvements shall  
9 be implemented to reduce impacts to the following off-site roadway segments:

- 10 • Leon Road south of Craig Avenue (Segment #6);
- 11 • Leon Road south of Garbani Road (Segment #7);
- 12 • Holland Road west of Leon Road (Segment #12).

13 Street improvement plans shall be submitted to the County Transportation  
14 Department for review and approval, which contain the specifications necessary to  
15 reduce traffic noise level increases from automobile traffic by roughly 4 dBA to uses  
16 adjacent to the above referenced off-site roadway segments. All street improvements  
17 shall be installed consistent with approved plans.

18 **MM-NOI-2.** Prior to building permit issuance, wall plans shall be submitted to the  
19 Building and Department for review and approval. Said wall plans shall incorporate  
20 the following noise barriers, consistent with Figure 4.12-5, Summary of  
21 Recommendations of Subchapter 4.12 of the Draft EIR:

- 22 • 8-foot high noise barriers for outdoor living areas (backyards) of lots 31 to  
23 50, 136 to 149, 151 to 153, and 334 to 340 adjacent to Leon Road and Holland  
24 Road; and
- 25 • 6-foot high noise barriers for outdoor living areas (backyards) of lots 7 to 30,  
26 154, 157 to 162, 287 to 296, 347 to 360, 464 to 472, and 558 to 574 adjacent  
27 to Eucalyptus Road and Craig Avenue.

1 **MM-NOI-3.** Prior to building permit issuance, building construction documents  
2 shall be submitted to the Building and Safety Department for review and approval.

3 Said wall plans shall incorporate the following design components, consistent with  
4 Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

5 Windows/Sliding Glass Doors: All residential units require windows and sliding  
6 glass doors that have well-fitted, well-weather-stripped assemblies, and comply with  
7 the following sound transmission class (STC) ratings:

- 8 • Upgraded windows and sliding glass doors with minimum STC ratings of 32  
9 are required for all windows/glass doors facing Leon Road and Holland Road  
10 in lots 31 to 50, 136 to 149, 151 to 153, and 334 to 340;
- 11 • All other residential lots require windows/glass doors with minimum sound  
12 transmission class (STC) ratings of 27.

13 Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and  
14 have well-sealed perimeter gaps to achieve minimum sound transmission class (STC)  
15 ratings of 27.

16 Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits,  
17 the space between the wall and pipes, ducts, or conduits shall be caulked or filled  
18 with mortar to form an airtight seal.

19 Roof: Roof sheathing of wood construction shall be per manufacturer's specification  
20 or caulked plywood of at least one-half inch thick. Ceilings shall be per  
21 manufacturer's specification or well-sealed gypsum board of at least one-half inch  
22 thick. Insulation with at least a rating of R-19 shall be used in the attic space.

23 Ventilation: Arrangements for any habitable room shall be such that any exterior  
24 door or window can be kept closed when the room is in use and still receive circulated  
25 air. A forced air circulation system (e.g. air conditioning) or active ventilation system  
26 (e.g. fresh air supply) shall be provided which satisfies the requirements of the  
27 Uniform Building Code.

28 **MM-NOI-4.** Large loaded trucks and mobile equipment (greater than or equal to



1 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver  
2 location OR2 if occupied at the time of Project construction, as shown on Figure  
3 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft  
4 EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or  
5 equivalent alternative equipment shall be used by the Project contractor within this  
6 area during Project construction to reduce vibration effects.

7 **MM-NOI-5.** Prior to approval of grading plans and/or issuance of building permits,  
8 plans shall include a note indicating that noise-generating Project construction  
9 activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through  
10 September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside  
11 Ordinance No. 847). The Project construction supervisor shall ensure compliance  
12 with the note and the County shall conduct periodic inspection at its discretion.

13 **MM-NOI-6.** During all Project site construction, the construction contractors shall  
14 equip all construction equipment, fixed or mobile, with properly operating and  
15 maintained mufflers, consistent with manufacturers' standards. The construction  
16 contractor shall place all stationary construction equipment so that emitted noise is  
17 directed away from the noise sensitive receptors nearest the Project site.

18 **MM-NOI-7.** During all Project site construction, the construction contractor shall  
19 locate equipment staging in areas that will create the greatest distance between  
20 construction-related noise sources and noise-sensitive receivers nearest the Project  
21 site (i.e., to the center).

22 **MM-NOI-8.** During all Project site construction, the construction contractor shall  
23 limit haul truck deliveries to the same hours specified for construction equipment  
24 (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m.  
25 to 6:00 p.m. October through May). The contractor shall design delivery routes to  
26 minimize the exposure of sensitive land uses or residential dwellings to delivery  
27 truck-related noise.

28

1           4.     Rationale.

2           Mitigation and County Regulations and Design Requirements are not available to  
3           reduce transportation-related noise impacts under EA 2021 Phase I (Leon and  
4           Holland Roads), EA 2025 Project Buildout (Leon and Holland Roads), EAC 2021  
5           Phase I (Leon Road), EAC 2025 Project Buildout (Leon and Holland Roads) Project  
6           traffic conditions. Accordingly, impacts would remain significant and avoidable on  
7           a direct and cumulatively-considerable basis. The evidence supporting these  
8           conclusions includes, without limitation, the discussion of these impacts in  
9           Subchapter 4.12 of the DEIR and the citations noted therein.

10        C.     Transportation

11           *Impact: Conflict with a program plan, ordinance, or policy related to circulation system*  
12           *performance.*

13           *Transportation Threshold 43a: The Project would conflict with a program plan, ordinance,*  
14           *or policy addressing the circulation system, including transit, roadway, bicycle and*  
15           *pedestrian facilities.*

16           1.     Significant Impact with Mitigation.

17           With the incorporation of Standard Conditions SC-TR-1, SC-TR-2, and SC-PS-1,  
18           and Mitigation Measures MM-TR-1 through MM-TR-5, the Project's direct impacts  
19           to Leon Road & Scott Road, Haun Road/Zeiders Road & Scott Road, as Project direct  
20           contributions to the cumulative scenarios will not conflict with a program, plan,  
21           ordinance, or policy addressing the circulation system, including transit, roadway,  
22           bicycle, and pedestrian facilities. Any impacts will be reduced to a less than  
23           significant level. The Project will contribute to existing and future traffic on  
24           Interstate 215. Caltrans has no fee programs or other improvement programs in place  
25           to address the deficiencies caused by development projects in the County of  
26           Riverside (or other neighboring jurisdictions) on Interstate 215. As such, no  
27           improvements have been recommended to address these deficiencies so this will  
28           result in a significant cumulative impact (DEIR p. 4.15-158).



1                   2.     Finding.

2                   The Amended Tentative Tract Map 37439 reduced the number of residential units in  
3                   the Project from 574 to 447 which is a 22 percent reduction in the size of the Project  
4                   – this change will substantially reduce the amount of traffic that would be generated  
5                   by the Project. In addition, the project design features, county standard conditions,  
6                   and the mitigation measures outlined below would also reduce the Project’s  
7                   contributions to LOS deficiencies at study area intersections. With the Amended  
8                   Tract Map and recommended Standard Conditions and Mitigation Measures, Project-  
9                   related Level of Service (LOS) traffic impacts would be reduced to less than  
10                  significance, however, some impacts occur outside of the jurisdiction of the Lead  
11                  Agency (i.e., 215 Freeway under Caltrans authority) and there is no mechanism to  
12                  assure necessary mitigation would be implemented even if funded by the Project.  
13                  Therefore, impacts would remain significant and unavoidable.

14                  3.     Standard Conditions and Mitigation Measures.

15                  **SC-TR-1.**     The Board of Supervisors of the County of Riverside and the Councils  
16                  of the Cities of Western Riverside County enacted the Transportation Uniform  
17                  Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation  
18                  impacts resulting from future development. The mitigation fees collected through the  
19                  TUMF program will be utilized to complete transportation system capital  
20                  improvements necessary to meet the increased travel demand and to sustain current  
21                  traffic levels of service. The fee calculations are based on the proportional allocation  
22                  of the costs of proposed transportation improvements based on the cumulative  
23                  transportation system impacts of different types of new development. Fees are  
24                  directly related to the forecast rate of growth and trip generation characteristics of  
25                  different categories of new development. Payment of the TUMF is required and is  
26                  not considered unique mitigation under CEQA.

27                  **SC-TR-2.**     The Applicant is required to develop and implement a County-  
28                  approved Traffic Control Plan (TCP) addressing potential construction-related traffic

1 detours and disruptions. In general, the TCP will ensure that to the extent practical,  
2 construction traffic would access the Project site during off-peak hours; and that  
3 construction traffic would be routed to avoid travel through, or proximate to,  
4 sensitive land uses.

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

6 **MM-TR-1.** Phase 1 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of  
7 occupancy, the applicant shall install the following improvements:

- 8 • Traffic Signal
- 9 • Northbound left turn lane
- 10 • Southbound left turn lane
- 11 • Eastbound left turn lane
- 12 • Westbound left turn lane

13 **MM-TR-2.** Phase 2 - Haun Road/Zeiders Road & Scott Road (#1) – Prior to the 1st  
14 certificate of occupancy, the applicant shall install the following improvements:

- 15 • Construct a 2nd southbound left turn lane.
- 16 • Modify the traffic signal to implement overlap phasing on the westbound  
17 right turn lane.

18 It should be noted that these improvements have been conditioned on other near-by  
19 development and are to be constructed by others.

20 **MM-TR-3.** Phase 2 - Leon Road & Scott Road (#13) – Prior to the 1st certificate of  
21 occupancy, the applicant shall install the following improvements:

- 22 • Traffic Signal
- 23 • Northbound left turn lane
- 24 • Southbound left turn lane
- 25 • Eastbound left turn lane
- 26 • Westbound left turn lane
- 27 • Overlap phasing on Southbound right turn lane
- 28 • 2nd Eastbound through lane



- 2nd Westbound through lane

**MM-TR-4.** Prior to the issuance of building permits, the Project applicant shall participate in the County's TUMF/DIF programs by paying the requisite TUMF/DIF fees at the time of building permit; and in addition, shall pay the Project's fair share amount of \$314,011 for the improvements identified in Table 1-6 Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis Report County of Riverside, dated June 5, 2018, prepared by Urban Crossroads (TIA) that are consistent with the improvements shown on Table 7-5 of the TIA, or as agreed to by the County and Project Applicant.

**MM-TR-5.** Table 1-6 of the TIA includes intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements which are not covered by DIF. Because the County of Riverside does not have plenary control over intersections that share a border with the City of Menifee, the County cannot guarantee that such improvements will be constructed. Therefore, the Developer's fair-share amount for the intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements for Phase Project Buildout 2025 which are not covered by TUMF/DIF equals \$87,537. Developer shall be required to pay this \$87,537 amount to either the County of Riverside or City of Menifee prior to the issuance of the Project's final certificate of occupancy.

4. Rationale.

County regulatory requirements and Mitigation Measures MM-TR-4 and MM-TR-5 require the Project to pay development impact fees and participate in fair share funding programs to address the Project's direct and cumulative impacts to the local roadway network. Under CEQA, a fair-share monetary contribution to a mitigation fund is adequate mitigation if the funds are part of a reasonable plan that the relevant agency is committed to implementing. The ability of mandatory DIF and TUMF

1 payments and fair share payments under TUMF (SC-TR-1) and DIF (SC-PS-1)  
2 alleviate the Project's cumulatively-considerable impacts under each analysis  
3 scenario is discussed below. (DEIR p. 4.15-161)

4 E+P 2021 Traffic Conditions

5 As shown in DEIR Table 4.15-19, *Intersection Analysis for E+P Conditions with*  
6 *Improvements*, recommended improvements that would alleviate all projected LOS  
7 deficiencies at intersections in the Project study area under E+P traffic conditions.  
8 However, several of the improvements identified in DEIR Table 4.15-19 are not  
9 included in any existing program that would ensure timely construction of required  
10 improvements (such as Intersections #8 and #13). Accordingly, the Project's  
11 cumulatively-considerable impacts to the intersections listed below (DEIR p. 4.15-  
12 109) would be significant and unavoidable under E+P traffic conditions. No other  
13 feasible mitigation measures for these impacts are available to the Project that would  
14 have a proportional nexus to the Project's traffic impact to these facilities.

- 15 • Briggs Road & Scott Road (#8) – LOS F AM peak hour only; and
- 16 • Leon Road & Scott Road (#13) – LOS E AM and PM peak hours.

17 EAP 2021 Phase I Traffic Conditions

18 As shown in DEIR Table 4.15-20, *Intersection Analysis for EAP Conditions with*  
19 *Improvements* recommended improvements that would alleviate all projected LOS  
20 deficiencies at intersections in the Project study area under EAP 2021 Phase I traffic  
21 conditions. However, several of the improvements identified in DEIR Table 4.15-  
22 20 are not included in any existing program that would ensure timely construction of  
23 required improvements (such as Intersections #8 and #13). Accordingly, the  
24 Project's cumulatively-considerable impacts to the intersections listed below (DEIR  
25 p. 4.15-117) would be significant and unavoidable under EAP 2021 Phase I traffic  
26 conditions. No other feasible mitigation measures for these impacts are available to  
27 the Project that would have a proportional nexus to the Project's traffic impact to  
28 these facilities.



- Briggs Road & Scott Road (#8) – LOS F AM peak hour only; and
- Leon Road & Scott Road (#13) – LOS E AM and PM peak hours.

EAP 2025 Project Traffic Conditions

As shown in DEIR Table 4.15-20, *Intersection Analysis for EAP Conditions with Improvements* recommended improvements that would alleviate all projected LOS deficiencies at intersections in the Project study area under EAP 2021 Phase I traffic conditions. However, several of the improvements identified in DEIR Table 4.15-20 are not included in any existing program that would ensure timely construction of required improvements (such as Intersections #8 and #13). Accordingly, the Project's cumulatively-considerable impacts to the intersections listed below (DEIR p. 4.15-117) would be significant and unavoidable under EAP 2021 Phase I traffic conditions. No other feasible mitigation measures for these impacts are available to the Project that would have a proportional nexus to the Project's traffic impact to these facilities.

- Briggs Road & Scott Road (#8) – LOS F AM peak hour only; and
- Leon Road & Scott Road (#13) – LOS E AM and PM peak hours.

EAPC 2021 Phase I Project Traffic Conditions

As shown in DEIR Table 4.15-31, *Intersection Analysis for EAPC Conditions with Improvements* recommended improvements that would alleviate all projected LOS deficiencies at intersections in the Project study area under EAPC 2021 Phase I traffic conditions. However, several of the improvements identified in DEIR Table 4.15-31 are not included in any existing program that would ensure timely construction of required improvements (such as Intersections #8 and #13). Accordingly, the Project's cumulatively-considerable impacts to the intersections listed below (DEIR p. 4.15-137) would be significant and unavoidable under EAPC 2021 Phase I traffic conditions. No other feasible mitigation measures for these impacts are available to the Project that would have a proportional nexus to the Project's traffic impact to these facilities.

- Haun Rd./Zeiders Rd. & Scott Rd. (#1) – LOS F AM and PM peak hours;
- Antelope Rd. & Scott Rd. (#4) – LOS E AM peak hour, LOS F PM peak hour;
- Menifee Rd. & Holland Rd. (#5) – LOS F AM and PM peak hours;
- Menifee Rd. & Scott Rd. (#6) – LOS E AM peak hour, LOS F PM peak hour;
- Briggs Rd. & Scott Rd. (#8) – LOS F AM and PM peak hours; and
- Leon Rd. & Scott Rd. (#13) – LOS F AM and PM peak hours.

EAPC 2025 Project Buildout Project Traffic Conditions

As shown in DEIR Table 4.15-31, *Intersection Analysis for EAPC Conditions with Improvements* recommended improvements that would alleviate all projected LOS deficiencies at intersections in the Project study area under EAPC 2025 Project Buildout traffic conditions. However, several of the improvements identified in DEIR Table 4.15-31 are not included in any existing program that would ensure timely construction of required improvements (such as Intersections #8 and #13). Accordingly, the Project’s cumulatively-considerable impacts to the intersections listed below (DEIR pp. 4.15-137 and 4.15-141) would be significant and unavoidable under EAPC 2025 Project Buildout traffic conditions. No other feasible mitigation measures for these impacts are available to the Project that would have a proportional nexus to the Project’s traffic impact to these facilities.

- Haun Rd./Zeiders Rd. & Scott Rd. (#1) – LOS F AM and PM peak hours;
- Antelope Rd. & Scott Rd. (#4) – LOS E AM peak hour, LOS F PM peak hour;
- Menifee Rd. & Holland Rd. (#5) – LOS F AM and PM peak hours;
- Menifee Rd. & Scott Rd. (#6) – LOS E AM peak hour, LOS F PM peak hour;
- Briggs Rd. & Scott Rd. (#8) – LOS F AM and PM peak hours; and
- Leon Rd. & Scott Rd. (#13) – LOS F AM and PM peak hours.
- Leon Av. & Craig Av. (#11) – LOS F AM peak hour, LOS E PM peak hour

The evidence supporting these conclusions includes, without limitation, the



1 discussion of these impacts in Subchapter 4.15 of the DEIR and the citations noted  
2 therein, DEIR Technical Appendix K, Responses to Comment Letter 4 (Comments  
3 4.3 through 4.9, FEIR pp. 2-23 and 2-24).

4 ***Impact:*** *Conflict with a program plan, ordinance, or policy related to congestion*  
5 *management.*

6 ***Transportation Threshold 43b:*** *Conflict with an applicable congestion management*  
7 *program, including, but not limited to level of service standards and travel demand*  
8 *measures, or other standards established by the county congestion management*  
9 *agency for designated roads or highways.*

10 1. Significant Impact with Mitigation.

11 With the incorporation of Standard Conditions SC-TR-1, SC-TR-2, and SC-PS-1,  
12 and Mitigation Measures MM-TR-1 through MM-TR-5, the Project's direct impacts  
13 to Leon Road & Scott Road, Haun Road/Zeiders Road & Scott Road, as Project direct  
14 contributions to the cumulative scenarios will not conflict with a program, plan,  
15 ordinance, or policy addressing the circulation system, including transit, roadway,  
16 bicycle, and pedestrian facilities. Any impacts will be reduced to a less than  
17 significant level. The Project will contribute to existing and future traffic on  
18 Interstate 215. Caltrans has no fee programs or other improvement programs in place  
19 to address the deficiencies caused by development projects in the County of  
20 Riverside (or other neighboring jurisdictions) on Interstate 215. As such, no  
21 improvements have been recommended to address these deficiencies so this will  
22 result in a significant cumulative impact (DEIR pp. 4.15-160).

23 2. Finding.

24 The Amended Tentative Tract Map 37439 reduced the number of residential units in  
25 the Project from 574 to 447 which is a 22 percent reduction in the size of the Project  
26 – this change will substantially reduce the amount of traffic that would be generated  
27 by the Project. In addition, the project design features, county standard conditions,  
28 and the mitigation measures outlined below would also reduce the Project's

1 contributions to LOS deficiencies at study area intersections. With the Amended  
2 Tract Map and recommended Standard Conditions and Mitigation Measures, Project-  
3 related Level of Service (LOS) traffic impacts would be reduced to less than  
4 significance, however, some impacts occur outside of the jurisdiction of the Lead  
5 Agency (i.e., 215 Freeway under Caltrans authority) and there is no mechanism to  
6 assure necessary mitigation would be implemented even if funded by the Project.  
7 Therefore, impacts would remain significant and unavoidable.

8 3. Standard Conditions and Mitigation Measures.

9 **See SC-TR-1 and SC-TR-2 in Threshold 43a.**

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

11 **See MM-TR-1 through MM-TR-5 in Threshold 43a.**

12 4. Rationale.

13 All state highway system facilities in the Project study area are under the jurisdiction  
14 of Caltrans. As such, the County of Riverside cannot assure the construction of  
15 improvements to state highway facilities that may be needed to improve traffic flow.  
16 Furthermore, Caltrans does not have any funding mechanism in place at this time to  
17 allow development projects to contribute a fair-share payment to contribute to future  
18 improvements and off-set cumulatively-considerable traffic impacts.

19 The evidence supporting these conclusions includes, without limitation, the  
20 discussion of these impacts in Subchapter 4.15 of the DEIR and the citations noted  
21 therein and DEIR Technical Appendix K.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with  
23 CEQA's requirements, the impacts of the Project together with all other past, present, and probable future  
24 projects producing related or cumulative impacts within the affected area for each resource area, and finds  
25 that:

26 A. Aesthetics Cumulative Impacts

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

28 Development of the proposed Project will contribute to the change of the general area with



1 an intensification of development substantially greater than that which presently occurs on  
2 the site or in the surrounding vicinity. However, this change was anticipated under the  
3 General Plan Land Use Plan. The General Plan EIR (Section 4.4.3) states:

4 “Build out of the proposed General Plan would result in a substantial increase in urban uses  
5 throughout the proposed General Plan area. The development of structures and facilities  
6 would occur on vacant properties within unincorporated areas of the County and would be  
7 consistent with the policies outlined in the proposed General Plan. Similarly, the  
8 replacement, expansion, or refurbishment of existing development would occur pursuant to  
9 the proposed General Plan policies...” and concludes:

10 “The proposed General Plan includes policies that will: concentrate growth near or within  
11 existing urban and suburban areas; preserve the existing rural and open space character of  
12 the County; provide for the permanent preservation of important natural and scenic  
13 resources; incorporate open space within developed areas; ensure the compatibility of  
14 existing and new development; maintain or enhance the character of the project site and its  
15 immediate area; conserve view corridors, skylines, and scenic vistas; and impose restrictions  
16 on development activities that may adversely affect the existing visual characteristics of sites  
17 within the County. Furthermore, Appendix J of the proposed General Plan contains  
18 Community Center Guidelines, that address landscape, streetscape, building, layout, and  
19 other aspects of the community centers. Adherence to these guidelines would reduce or  
20 eliminate aesthetic impacts relating to community center development.”

21 There will be an associated change in views, both to and from the Project site.

22 As discussed in the Initial Study, the Project will not have a substantial effect upon a scenic  
23 highway corridor within which it is located. The Project site is not located within view from  
24 a state scenic highway. In addition, with adherence to code requirements and project design  
25 features, the Project will not interfere with the nighttime use of the Mt. Palomar Observatory,  
26 as protected through Riverside County Ordinance No. 655; create a new source of substantial  
27 light or glare which would adversely affect day or nighttime views in the area; or expose  
28 residential property to unacceptable light levels (see Standard Conditions SC-AES-2 and

1 SC-AES-3). No cumulative impacts are anticipated on these issues that were discussed in  
2 the Initial Study (Initial Study p. 64).

3 No scenic vistas will be significantly altered due to implementation of the Project.  
4 Mountains that are visible from the Project site, or the immediate environs are faint, at best.  
5 In addition, there are no scenic vistas within the area that will be affected by the Project.  
6 While some views from the existing (and proposed) development may be obscured by the  
7 Project, they are not a true scenic view, as described by the General Plan EIR.

8 The Project will clearly change the visual setting for the Project site and its immediate  
9 environs. The Project is consistent with the General Plan Land Use Designation of  
10 Community Development: Medium Density Residential. The Project proposed a change of  
11 zone from R-1 (One-Family Dwellings) to R-4 (Planned Residential). As part of the R-4  
12 zoning, site specific design guidelines were created to guide the implementation of the  
13 Project – consistent with the General Plan, as well as the Third and Fifth Supervisorial  
14 Districts Design Standards and Guidelines (see Standard Conditions SC-AES-1, SC-AES-4,  
15 and SC-AES-5). The Project will not substantially degrade the existing visual character or  
16 quality of public views of the site and its surroundings, nor will the Project conflict with  
17 applicable zoning and other regulations governing scenic quality (DEIR pp. 6-4).

18 **B. Agriculture and Forest Resources Cumulative Impacts**

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

20 Agriculture

21 The Project is not subject to the Williamson Act or within a Riverside County Agricultural  
22 Preserve. The Project will have a less than significant impact as it pertains to the conversion  
23 of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as  
24 shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of  
25 the California Resources Agency, to non-agricultural use, in a conflict with existing  
26 agricultural zoning or agricultural use, or cause development of non-agricultural uses within  
27 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”) (see  
28 Standard Condition SC-AG-1). Mitigation Measure MM-AG-1 has been included proposed



1 to reduce conflicts between the Project and existing agricultural uses in proximity of the  
2 Project site (based on changes in the existing environment which, due to their location or  
3 nature, could result in conversion of Farmland, to non-agricultural use) to a less than  
4 significant level (DEIR pp. 6-5).

5 Forest

6 As stated in the Initial Study, there is no timberland zoning on the Project site, nor is there  
7 any forest land on the Project site. Therefore the Project will not create any impacts  
8 (including cumulative impacts) to forestry resources due to a conflict with existing zoning  
9 for, or cause rezoning of, forest land (as defined in Public Resources Code section  
10 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland  
11 zoned Timberland Production (as defined by Govt. Code section 51104(g)), the result in the  
12 loss of forest land or conversion of forest land to non-forest use, or involve other changes in  
13 the existing environment which, due to their location or nature, could result in conversion of  
14 forest land to non-forest use (Initial Study p. 70).

15 **Summary.** Since the proposed Project will not have any significant adverse impact to  
16 agricultural or forestry resources or resource values, it cannot make a cumulatively  
17 considerable contribution to such resources or values. The Project's cumulative  
18 agriculture/forest resources impacts are considered less than significant (DEIR p. 6-5).

19 **C. Air Quality Cumulative Impacts**

20 **Cumulative Impact Finding:** Cumulatively considerable.

21 The Project area is designated as an extreme non-attainment area for ozone and a non-  
22 attainment area for PM<sub>10</sub> and PM<sub>2.5</sub>.

23 The Project-specific evaluation of emissions presented in the preceding analysis  
24 demonstrates that after implementation of Standard Conditions SC-AQ-1 and SC-AQ-2, as  
25 well as Mitigation Measure MM-AQ-1, the proposed Project would not result in  
26 exceedances of regional air quality thresholds during construction. Therefore, the proposed  
27 Project construction-source air emissions would be considered a less than significant impact.  
28 Mitigation Measure MM-GHG-1 shall be implemented to reduce operational source (VOC)

1 emissions. It is important to note that the majority of VOC emissions are derived from  
2 consumer products. For analytical purposes, consumer products include cleaning supplies,  
3 kitchen aerosols, cosmetics and toiletries. As such, the Project cannot meaningfully control  
4 consumer products via mitigation thus, VOC emissions are considered significant and  
5 unavoidable. No feasible mitigation measures exist that would reduce this impact to less  
6 than significant levels.

7 Additionally, over 84 percent of the Project's NOx emissions are derived from vehicle usage.  
8 Since the Project does not have regulatory authority to control tailpipe emissions, no feasible  
9 mitigation measures beyond what is contained in Mitigation Measure MM-GHG-1 that  
10 would not reduce NOx emissions to levels that are less than significant. Therefore, these  
11 emissions are considered significant and unavoidable.

12 Conflicts due to odors between the Project and the adjacent agricultural uses can be  
13 addressed through mitigation. Mitigation can be achieved by establishing a line of  
14 communication between the local farmers and future residents of the Project (see Standard  
15 Condition SC-AG-1, and Mitigation Measure MM-AG-1). These impacts are not considered  
16 cumulative in nature (DEIR p. 6-5).

17 **D. Biological Resources Cumulative Impacts**

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

19 Cumulative biological impacts are defined as those impacts resulting from the development  
20 within the MSCHP Plan Area as a result of build out of the Cities and County's General  
21 Plans. The MSHCP establishes the management of biological resources in western  
22 Riverside County that defines cumulative biological resource values and measures the loss  
23 of biology resources that constitutes a cumulative adverse impact.

24 Development of the proposed Project will contribute to the change of the general area with  
25 an intensification of development substantially greater than that which presently exists or  
26 can occur on the site or in the surrounding vicinity. The proposed Project will not cause  
27 adverse cumulative effects related to the reduction of sensitive vegetation communities or  
28 degradation of other biology values present in western Riverside County.



1 With adherence to Standards Conditions SC-HYD-1, SC-HYD-2, SC-AES-2, SC-AES-3,  
2 SC-BIO-1 and SC-BIO-2, and incorporation of Mitigation Measures MM-BIO-1, MM-BIO-  
3 2, and MM-BIO-3, the Project will have a less than significant substantial adverse effect,  
4 either directly or through habitat modifications, on any species identified as a candidate,  
5 sensitive, or special status species in local or regional plans, policies, or regulations, or by  
6 the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; will not  
7 substantially interfere with the movement of any native resident or migratory fish or wildlife  
8 species or with established native resident or migratory wildlife corridors, or impede the use  
9 of native wildlife nursery sites; and will have no significant impacts (including cumulative  
10 impacts) as it pertains to effects on any riparian habitat or other sensitive natural community  
11 identified in local or regional plans, policies, regulations or by the California Department of  
12 Fish and Wildlife or US Fish and Wildlife Service; or on state or federally protected wetlands  
13 (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,  
14 filling, hydrological interruption, or other means.

15 As stated in the IS, there are no oak trees on the Project site. The County's Oak Tree  
16 Management Guidelines would not be applicable. The provisions of Ordinance No. 559  
17 would not apply since the Project site is not above 5,000 feet in elevation. No other tree  
18 preservation policy or ordinance apply to the Project site. Therefore, implementation of the  
19 Project will not conflict with any local policies or ordinance protecting biological resources,  
20 such as a tree preservation policy or ordinance. No impacts will occur. Therefore, there will  
21 be no cumulative impacts. (Initial Study pp. 78)

22 There are no significant biology resources located within the Project site and the Project can  
23 be implemented consistent with the criteria identified in the MSHCP, with adherence to  
24 Standards Conditions SC-HYD-1, SC-HYD-2, SC-AES-2, SC-AES-3, SC-BIO-1 and SC-  
25 BIO-2, and incorporation of Mitigation Measures MM-BIO-1, MM-BIO-2, and MM-BIO-  
26 3.

27 Based on adherence to Standards Conditions SC-HYD-1, SC-HYD-2, SC-AES-2, SC-AES-  
28 3, SC-BIO-1 and SC-BIO-2, and incorporation of Mitigation Measures MM-BIO-1, MM-

1 BIO-2, and MM-BIO-3, and the overall lack of any habitat to support sensitive species or a  
2 substantial wildlife population, the proposed Project will not result in adverse cumulative  
3 biology resource impacts that rise to a cumulatively considerable level. Project biology  
4 impacts are less than significant. (DEIR p. 6-6)

5 **E. Cultural Resources Cumulative Impacts**

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

7 The cumulative study area for cultural and/or archaeological resources is the geographical  
8 area of the County of Riverside, which is the geographical area covered by the General Plan.  
9 Future development in the County could include excavation and grading, which could  
10 potentially impact cultural and/or archaeological resources and human remains. The  
11 cumulative effect of future development in the County is the continued loss of cultural and/or  
12 archaeological resources. Therefore, the proposed Project, in conjunction with other future  
13 development in the County, has the potential to cumulatively impact cultural and/or  
14 archaeological resources.

15 However, CEQA requires the County to conduct an environmental review of each project  
16 submitted. If the project has the potential to result in a significant impact to cultural,  
17 archaeological, and/or paleontological resources, CEQA requires the County to require the  
18 project proponent to investigate the site to determine the nature and extent of the existing  
19 resources and identify appropriate mitigation measures. If subsurface cultural and/or  
20 archaeological resources are assessed and/or protected as they are discovered, impacts to  
21 these resources will be less than significant. In addition, applicable General Plan policies  
22 will be implemented to reduce the effects of future development in the County.

23 With implementation of Standard Condition SC-CUL-1 and Mitigation Measures MM-  
24 CUL-1 through MM-CUL-8 (based on modifications recommended by the Pechanga Tribe  
25 and adopted by the County), the Project's contribution to the cumulative loss of known and  
26 unknown cultural and/or archaeological resources in the County will be reduced to a level  
27 of less than significant. (DEIR p. 6-7)



1           **F. Geology and Soils Cumulative Impacts**

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

3           Development of the Project will be affected by geotechnical constraints. None of the future  
4           Project-related activities are forecast to cause changes in geology or soils or the constraints  
5           affecting the Project area that cannot be fully mitigated. Geology and soil resources are  
6           inherently site specific and the only cumulative exposure would be to a significant geological  
7           or soil constraint (onsite fault, significant ground shaking that could not be mitigated or steep  
8           slopes creating a landslide exposure). Therefore, the Project has no potential to make a  
9           cumulatively considerable contribution to any significant geology or soils impact. Project  
10          soil and geology impacts are less than significant with the incorporation of Standard  
11          Conditions SC-GEO-1 through SC-GEO-3, SC-AQ-2, and SC-HYD-1 through SC-HYD-3.  
12          (DEIR pp. 6-7)

13          **G. Greenhouse Gas Emissions Cumulative Impacts**

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

15          GHG emissions are assumed to be cumulative. An individual project, such as the proposed  
16          Project cannot generate enough greenhouse gas emissions to effect a discernible change in  
17          global climate.

18          However, the proposed Project may contribute to global climate change by its incremental  
19          contribution of greenhouse gases. With implementation of Standard Condition SC-GHG-1,  
20          and Mitigation Measure MM-GHG-1, emission rates will be consistent with applicable  
21          significance thresholds established by the CAP. With implementation of these mitigation  
22          measures, impacts would be reduced to a less than significant level.

23          Thus, the proposed Project would not result in significant GHG impacts nor would it result  
24          in a substantial increase in the severity of GHG impacts with implementation of the  
25          mitigation measures. Project-related GHG emissions are not considered to be cumulatively  
26          considerable and would not result in a significant impact on global climate change. (DEIR  
27          p. 6-7)

28

1           **H.    Hazards and Hazardous Materials Cumulative Impacts**

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

3           The hazardous materials study area considered for cumulative impacts consists of (1) the  
4           area that could be affected by proposed activities, such as the release of hazardous materials,  
5           and (2) the areas affected by other projects whose activities could directly or indirectly affect  
6           the presence or fate of hazardous materials on site. In general, only the Project site and areas  
7           adjacent to the Project site are considered for cumulative impacts due to the limited potential  
8           impact area associated with release of hazardous materials into the environment.

9           According to the IS, the Project will have no impact such that it is located on a site which is  
10          included on a list of hazardous materials sites compiled pursuant to Government Code  
11          Section 65962.5 and, as a result, would it create a significant hazard to the public or the  
12          environment, result in an inconsistency with an Airport Master Plan, require review by the  
13          Airport Land Use Commission, (for a project located within an airport land use plan or,  
14          where such a plan has not been adopted, within two miles of a public airport or public use  
15          airport), would result in a safety hazard for people residing or working in the Project area,  
16          or, (for a project within the vicinity of a private airstrip, or heliport), would result in a safety  
17          hazard for people residing or working in the Project area).

18          Also according to the IS, the Project would have a less than significant impact such that it  
19          would impair implementation of or physically interfere with an adopted emergency response  
20          plan or an emergency evacuation plan (see Standard Condition SC-TR-2), emit hazardous  
21          emissions or handle hazardous or acutely hazardous materials, substances, or waste within  
22          one-quarter mile of an existing or proposed school (see Standard Condition SC-HYD-1 and  
23          Standard Condition SC-HYD-2), or, expose people or structures to a significant risk of loss,  
24          injury or death involving wildland fires, including where wildlands are adjacent to urbanized  
25          areas or where residences are intermixed with wildlands (see Standard Condition SC-HAZ-  
26          1 and Standard Condition SC-PS-1).

27          Project construction would involve the routine use of hazardous materials, including fuels,  
28          paints, and solvents. However, the amount of these materials during construction would be



1 limited and regulated. Therefore, they would not be considered a significant environmental  
2 hazard. Implementation of best management practices (BMPs) would further reduce any  
3 impacts associated with hazardous materials during Project construction (see Standard  
4 Condition SC-HYD-1).

5 Project operational activities would involve the use of storage of household hazardous  
6 materials typical of residences. These uses would not present a significant hazard to the  
7 residents of the community or to the environment with regulatory compliance procedures in  
8 place (see Standard Condition SC-HYD-2).

9 Mitigation Measure MM-HAZ-1 through Mitigation Measure MM-HAZ-4, are provided to  
10 reduce potential adverse hazards and hazardous material impacts related to accidental  
11 releases of hazardous materials during construction and operations, including known and  
12 unknown substances, and soils excavated from existing ponds.

13 Based on adherence to Standard Conditions SC-HAZ-1, SC-HYD-1, SC-HYD-2, SC-PS-1,  
14 and SC-TR-2, and incorporation of Mitigation Measures MM-HAZ-1 through MM-HAZ-4,  
15 the proposed Project will not result in adverse cumulative hazard and hazardous materials  
16 impacts that rise to a cumulatively considerable level. (DEIR pp. 6-8)

17 **I. Hydrology and Water Quality Cumulative Impacts**

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

19 The proposed Project has been evaluated as to whether it will having a potential to cause  
20 significant flood hazards and a potential to substantially degrade water quality onsite and  
21 downstream. Standard Conditions SC-HYD-1 through SC-HYD-4 and design measures to  
22 control the proposed Project's contributions to flood hazards and water quality degradation  
23 have been defined and are available to control future hydrology and water quality  
24 degradation to a less than significant impact level. With implementation of the proposed  
25 stormwater management design, as outlined in the Project Specific WQMPs, and Standard  
26 Conditions SC-HYD-1 through SC-HYD-4, future stormwater runoff after development of  
27 the Project site is not forecast to make a cumulatively considerable contribution to  
28 downstream flood hazards and water quality in the Santa Ana River Watershed. This

1 conclusion is based on the findings that the proposed Standard Conditions SC-HYD-1  
2 through SC-HYD-4 and design measures will not increase runoff from the Project site and  
3 will provide adequate attenuation of water pollutants in runoff from this residential area so  
4 as not to make a cumulatively considerable contribution to the runoff volume or water  
5 pollution within the Santa Ana River Watershed. Project hydrology and water quality  
6 cumulative impacts are less than significant. (DEIR pp. 6-8)

7 **J. Land Use and Planning Cumulative Impacts**

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

9 Implementation of the proposed Project, when considered in conjunction with other existing  
10 and planned developments in the Project area, would result in developing vacant land into  
11 574 single-family residences, parks, roadways, and sewer and drainage improvements. The  
12 cumulative study area analyzed for potential land use impacts is the County of Riverside,  
13 Sun City/Menifee Valley Area Plan, and Harvest Valley/Winchester Area Plan.

14 The IS determined that the Project would not affect land use within a city sphere of influence  
15 and/or within adjacent city or county boundaries. No impacts will occur.

16 According to the analysis in the DEIR, the Project will be consistent with the site's existing  
17 and proposed zoning, will be compatible with existing surrounding zoning, and will be  
18 compatible with existing and planned surrounding land uses.

19 Lastly, the Project will represent a change to a rural area that will result in a suburban form  
20 of development. This form of development is anticipated in the General Plan for the Project  
21 site and the environs surrounding the Project site. The Project would disrupt or divide the  
22 physical arrangement of an established community (agricultural, vacant, or large lot single-  
23 family residential); however, this impact will be less than significant.

24 Therefore, based on the analysis contained in the DEIR, the Project will not result in  
25 significant cumulative impacts. (DEIR p. 6-9)

26 **K. Mineral Resources Cumulative Impacts**

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

28 As described in IS, the Project site and surrounding area do not contain any existing mineral



1 development or any identified potential for mineral resource development. For mineral  
2 issues the amount of a mineral resource available in the region was used as the basis for  
3 cumulative impact analysis. Development of the proposed Project will not cause any adverse  
4 impacts to mineral resource or values. As a result, the proposed Project has no potential to  
5 contribute to any cumulative loss of mineral resources or values. The Project will have no  
6 cumulative adverse impact to mineral resources. (DEIR p. 6-9)

7 **L. Noise Cumulative Impacts**

8 **Cumulative Impact Finding:** Cumulatively considerable.

9 For the proposed Project, cumulative impacts are the incremental effects of the proposed  
10 Project when viewed in connection with the effects of past, current, and potential future  
11 projects within the cumulative impact area of the County of Riverside. The cumulative  
12 impact area for the Project is the site and its immediate environs.

13 The Initial Study indicated that there would be no impacts from the Project such that it would  
14 expose people residing or working in the Project area to excessive noise levels due to being  
15 located within an airport land use plan or, where such a plan has not been adopted, within  
16 two miles of a public airport or public use airport, or expose people residing or working in  
17 the Project area to excessive noise levels due to being located within the vicinity of a private  
18 airstrip, or any railroad noise. No cumulative impacts would result. (DEIR p. 6-10)

19 Construction impacts will be less than significant. However, Best Management Practices,  
20 included as Mitigation Measures MM-NOI-4 through MM-NOI-8 and adherence to Standard  
21 Condition SC-NOI-1 would further reduce noise levels produced by the construction  
22 equipment to the nearby sensitive residential land uses. These will not be cumulative  
23 impacts. (DEIR p. 6-10)

24 Mitigation Measure MM-NOI-1, requires the use of rubberized asphalt for the following off-  
25 site roadway segments: Leon Road south of Craig Avenue (Segment #6), Leon Road south  
26 of Garbani Road (Segment #7), and Holland Road west of Leon Road (Segment #12). Even  
27 with incorporation of Mitigation Measure MM-NOI-1, a significant and unavoidable impact  
28 would remain at uses adjacent to Leon Road south of Craig Avenue (Segment #6). In

1 addition, off-site noise barriers are not anticipated to reduce impacts at all impacted sensitive  
2 uses, and therefore, would not lower the off-site traffic noise levels below a level of  
3 significance. These impacts are considered significant and unavoidable, and area cumulative  
4 impact. (DEIR pp. 6-10)

5 To satisfy the 65 dBA CNEL exterior noise level standards for residential land use,  
6 Mitigation Measure MM-NOI-2 shall be implemented. On-site impacts will be reduced to  
7 a less than significant level. There will be no cumulative impacts. (DEIR p. 6-10)

8 To satisfy the County's 45 dBA CNEL residential interior noise level standard, Mitigation  
9 Measure MM-NOI-3 shall be implemented. Impacts will be reduced to a less than significant  
10 level. There will be no cumulative impacts. (DEIR p. 6-10)

11 **M. Paleontological Cumulative Impacts**

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

13 The cumulative study area for paleontological resources is the geographical area of the  
14 County of Riverside, which is the geographical area covered by the County General Plan,  
15 including all goals and policies included therein. Future development in the County could  
16 include excavation and grading that could potentially impact paleontological resources. The  
17 cumulative effect of the proposed Project is the continued loss of these resources. The  
18 proposed Project, in conjunction with other development in the City, has the potential to  
19 cumulatively impact paleontological resources; however, it should be noted that each  
20 development proposal received by the County undergoes environmental review pursuant to  
21 CEQA. If there is a potential for significant impacts to paleontological resources, an  
22 investigation would be required to determine the nature and extent of the resources and  
23 identify appropriate mitigation measures. If subsurface paleontological resources are  
24 assessed and/or protected as they are discovered, impacts to these resources would be less  
25 than significant. In addition, the County's General Plan policies would be implemented as  
26 appropriate to reduce the effects of additional development within the County. (DEIR p. 6-  
27 11)

28 According to the IS, the proposed Project site is mapped in the General Plan as having a



1 “High Potential” for paleontological resources (fossils). This category encompasses lands  
2 for which previous field surveys and documentation demonstrates a high potential for  
3 containing significant paleontological resources subject to adverse impacts. As such, this  
4 Project is anticipated to require direct mitigation for paleontological resources. Standard  
5 Condition SC-PAL-1 (Condition of Approval 060 – Planning-PAL), shall be implemented.  
6 County Paleontological Report (PDP) No. 1596, submitted for this Project (TTM37439),  
7 was prepared by CRM Tech, Inc. and is entitled “Paleontological Resources Assessment  
8 Report, Tentative Tract Map Number 37439, in and near the City of Menifee, Riverside  
9 County, California”, dated January 2, 2018 (IS Appendix J) (DEIR p. 6-11).

10 PDP01596 concluded:

11 Based on the research results presented, the Project’s potential to impact significant  
12 paleontological resources is determined to be low in the extensively disturbed, course-  
13 grained surface sediments but high in the relatively undisturbed, finer-grained, older  
14 Pleistocene sediments that are anticipated below the surface in most of the Project area.

15 PDP01596 recommended:

16 CRM TECH recommends that a paleontological resource impact mitigation program  
17 (PRIMP) be developed and implemented during the Project to prevent such impacts or  
18 reduce them to a level less than significant. The mitigation program should be developed in  
19 accordance with the provisions of CEQA as well as the proposed guidelines of the Society  
20 of Vertebrate Paleontology (2010).

21 PDP01596 satisfies the requirement for a Paleontological Resource Assessment for CEQA  
22 purposes. PDP01596 was accepted for TTM37439 in the Conditions of Approval. A PRIMP  
23 shall be required prior to issuance of a grading permit for this Project.

24 Standard Condition SC-PAL-1 is not considered unique mitigation under CEQA. Therefore,  
25 with adherence to Standard Condition SC-PAL-1, any Project impacts that could directly or  
26 indirectly destroy a unique paleontological resource, or site, or unique geologic features  
27 would be less than significant. Cumulative impacts would also be less than significant.  
28 (DEIR p. 6-11)

1           N.    Population and Housing Cumulative Impacts

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

3           As defined in the CEQA Guidelines, cumulative impacts are the incremental effects of an  
4           individual project when viewed in connection with the effects of past, current, and probable  
5           future projects within the cumulative impact area for population and housing. The  
6           cumulative study area used to assess potential cumulative population and housing impacts  
7           includes the County of Riverside, which is the regional context for the Project.

8           The IS determined that the Project would not displace substantial numbers of existing  
9           housing, necessitating the construction of replacement housing elsewhere, or displace  
10          substantial numbers of people, necessitating the construction of replacement housing  
11          elsewhere, create a demand for additional housing, particularly housing affordable to  
12          households earning 80% or less of the County's median income, displace substantial  
13          numbers of people, necessitating the construction of replacement housing elsewhere, or  
14          affect a County Redevelopment Project Area. No impacts will occur. The IS also  
15          determined that the Project would have a less than significant impacts when it comes to  
16          cumulatively exceed official regional or local population projections. Project increases to  
17          population and households are incremental, and due to their small percentage in relation to  
18          the City and County, they are not considered substantial increases to population and  
19          households. (DEIR p. 6-11)

20          The residential population growth from the Project is not cumulatively considerable and is  
21          not a significant adverse population or housing impact. As indicated in the preceding  
22          analysis, the proposed Project may have a growth inducing impact on the community due to  
23          the Project's location, and the new infrastructure will that be built as part of this Project.  
24          Said infrastructure will contribute to extending improved services into the area. These  
25          improvements are what are envisioned under the long-range planning documents of the  
26          County, Riverside County Flood Control and Water Conservation District, and Eastern  
27          Municipal Water District. Therefore, these are not considered a significant cumulative  
28          impact. (DEIR p. 6-11)



1           **O.    Public Services Cumulative Impacts**

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

3           Fire Services

4           According to the IS, as part of the Project approval(s), standard conditions are assessed on  
5           the proposed Project to reduce impacts from the proposed Project to fire services. This is  
6           reflected in Ordinance No. 659. The Residential Project site components are located in Area  
7           Plan 16 – Harvest Valley/Winchester. DIF for single family residential for fire protection  
8           will be required prior to the issuance of a certificate of occupancy. The Off-site Project  
9           components will not create any demand for fire services.

10          The Project applicant shall comply with the provisions of Ordinance No. 659, which requires  
11          payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No.  
12          659 (Standard Condition SC-PS-1) is typically a standard condition of approval and is not  
13          considered unique mitigation pursuant to CEQA.

14          Impacts from implementation of the proposed Project that would result in substantial adverse  
15          physical impacts associated with the provision of new or physically altered government  
16          facilities or the need for new or physically altered governmental facilities, the construction  
17          of which could cause significant environmental impacts, in order to maintain acceptable  
18          service ratios, response times or other performance objectives for fire services, are  
19          considered incremental, less than significant, and will not result in any significant  
20          cumulative impacts. (DEIR pp. 6-12)

21          Sheriff Services

22          According to the IS, as part of the Project approval(s), standard conditions are assessed on  
23          the proposed Project to reduce impacts from the proposed Project to sheriff services. This  
24          is reflected in Ordinance No. 659. The Residential Project site components are located in  
25          Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for sheriff  
26          services will be required prior to the issuance of a certificate of occupancy. The Off-site  
27          Project components will not create any demand for sheriff services.

28          The Project applicant shall comply with the provisions of Ordinance No. 659, which requires

1 payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No.  
2 659 (Standard Condition SC-PS-1) is typically a standard condition of approval and is not  
3 considered unique mitigation pursuant to CEQA.

4 Impacts from implementation of the proposed Project that would result in substantial adverse  
5 physical impacts associated with the provision of new or physically altered government  
6 facilities or the need for new or physically altered governmental facilities, the construction  
7 of which could cause significant environmental impacts, in order to maintain acceptable  
8 service ratios, response times or other performance objectives for sheriff services, are  
9 considered incremental, less than significant, and will not result in any significant  
10 cumulative impacts. (DEIR pp. 6-12)

#### 11 Schools

12 According to the IS, implementation of the proposed Project will result in an incremental  
13 impact on the demand for school services. The Residential Project site components are  
14 located with the Menifee Union School District (MUSD), for kindergarten through 8th  
15 grades, and Perris Union High School District (PUHSD) for 9th-12th grades.

16 The following student generation factors are utilized by MUSD for single-family detached  
17 units:

- 18 • Elementary school: 0.3038/dwelling unit
- 19 • Middle school: 0.1396/dwelling unit

20 The following student generation factors are utilized by PUHSD for single-family detached  
21 units:

- 22 • High school: 0.1043/dwelling unit

23 Based on 574 residential units, the Project will generate the following approximate number  
24 of students:

- 25 • Elementary school: 175
- 26 • Middle school: 80
- 27 • High school: 60

28 Impacts to MUSD and PUHSD facilities will be offset through the payment of impact fees



1 to the MUSD and PUHSD, prior to the issuance of a building permit. MUSD and PUHSD  
2 residential rates are currently \$2.73 per square foot, and \$1.09 per square foot, respectively.  
3 This fee is subject to change, and the applicable fees, at time of building permit issuance,  
4 shall apply.

5 Payment of these fees (Standard Condition SC-PS-2) is typically a standard condition of  
6 approval and is not considered unique mitigation pursuant to CEQA. After payment of these  
7 fees, any impacts will be considered less than significant, and will not result in any  
8 significant cumulative impacts. (DEIR p. 6-13)

### 9 Libraries

10 As discussed in the IS, library impacts are typically attributed to residential development.  
11 This is reflected in Ordinance No. 659. The Residential Project site components are located  
12 in Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for libraries  
13 will be required prior to the issuance of a certificate of occupancy. The Off-site Project  
14 components will not create any demand for library services.

15 The Project applicant shall comply with the provisions of Ordinance No. 659, which requires  
16 payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No.  
17 659 (Standard Condition SC-PS-1) is typically a standard condition of approval and is not  
18 considered unique mitigation pursuant to CEQA.

19 With payment of the DIF, any impacts from implementation of the proposed Project that  
20 would result in substantial adverse physical impacts associated with the provision of new or  
21 physically altered government facilities or the need for new or physically altered  
22 governmental facilities, the construction of which could cause significant environmental  
23 impacts, in order to maintain acceptable service ratios, response times or other performance  
24 objectives for library services, are considered less than significant, and will not result in any  
25 significant cumulative impacts. (DEIR p. 6-13)

### 26 Health Services

27 According to the IS, the Project proposes 574 single-family residences and would have a  
28 build-out population of approximately 1,757 persons (based on 3.06 persons per single-

1 family residential household). This increase in population to the Project area will create a  
2 need for additional health and medical services.

3 The Riverside County General Plan EIR states that impacts to medical facilities will be  
4 significant as a result of population increase. The following General Plan EIR Mitigation  
5 Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the  
6 reduction of significant impacts:

7 **Mitigation Measure (4.15.7A):** Riverside County shall perform a periodic medical needs  
8 assessment to evaluate the current medical demand and level of medical service provided  
9 within each Area Plan. A periodic medical needs assessment shall be conducted every three  
10 years.

11 As the County's population grows, new medical facilities will be required to provide health  
12 and medical services for an expanded population. Since the Project is consistent with the  
13 County's General Plan Land Use Plan designation of Community Development: Medium  
14 Density Residential (CD:MDR), the proposed Project's impact the County-wide health and  
15 medical facilities would be similar to what was anticipated in the County's General Plan.

16 Medical offices, urgent care clinics, local medical services, hospital beds and major  
17 facilities, such as trauma units and emergency rooms are available within proximity of the  
18 Project site. This fact, coupled with the Periodic Medical Needs Assessment, which is  
19 required by Mitigation Measure 4.15.7A of the County General Plan EIR, can ensure that  
20 adequate health and medical services are available to the Project residents. Based on this  
21 analysis, the potential impacts related to health services are considered less than significant  
22 and will not result in any significant cumulative impacts. (DEIR p. 6-14)

23 **P. Recreation Cumulative Impacts**

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

25 The cumulative study area for recreation resources is the County of Riverside, which is the  
26 area used by the County when determining its park-to-population ratio goals. The County  
27 requires new development to provide a minimum of three acres of public open space for  
28 every 1,000 residents or pay an in-lieu fee. The Board of Supervisors may increase the



1 acreage to 5 acres per 1,000 residents if the acreage dedicated to parkland already exceeds 3  
2 acres per 1,000 residents.

3 The Project is proposing to dedicate 8.96-acres to the County and develop on the land a  
4 community park with recreational facilities appropriate for "league" play. At 8.96-acres, the  
5 community park will exceed the 5 acres per 1,000-resident maximum and is consistent with  
6 Ordinance No. 460.

7 The Project will also include 25.81-acres of open space for the development of paseos,  
8 passive landscape areas, and perimeter landscaping, and will develop drainage basins on  
9 7.23 acres. No parkland credit is requested for the open space or drainage basins as the  
10 dedication and construction of the 8.96-acre community park satisfies the requirements of  
11 Ordinance No. 460.

12 Implementation of the proposed Project in combination with cumulative projects in the area  
13 would increase the use of existing parks and recreation facilities. However, as future  
14 residential development is proposed, the County would require developers to provide the  
15 appropriate amount of parkland or pay the in-lieu fees, which would contribute to future  
16 recreational facilities. Payment of these fees and/or implementation of new parks on a  
17 project-by-project basis would offset cumulative parkland impacts by providing funding for  
18 new and/or renovated parks equipment and facilities, or new parks.

19 The cumulative impacts associated with development of the Project would be a less than  
20 significant impact to recreation resources. (DEIR p. 6-14)

21 **Q. Transportation Cumulative Impacts**

22 **Cumulative Impact Finding:** Cumulatively considerable.

23 According to the IS, the Project will have no impact that would result in a change in air  
24 traffic patterns, including either an increase in traffic levels or a change in location that  
25 results in substantial safety risks; alter waterborne, rail or air traffic, or substantially increase  
26 hazards due to a design feature (e.g., sharp curves or dangerous intersections) or  
27 incompatible uses (e.g. farm equipment). Also, according to the IS, the Project would have  
28 a less than significant impact that would cause an effect upon, or a need for new or altered

1 maintenance of roads, cause an effect upon circulation during the Project's construction (see  
2 Standard Condition SC-TR-2), or result in inadequate emergency access. Per the analysis  
3 in the DEIR, the Project would have a less than significant impact resulting in a conflict with  
4 an applicable congestion management program, including, but not limited to level of service  
5 standards and travel demand measures, or other standards established by the county  
6 congestion management agency for designated roads or highways, or a conflict with adopted  
7 policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or  
8 otherwise substantially decrease the performance or safety of such facilities. No cumulative  
9 impacts will occur. (DEIR p. 6-14)

10 The proposed Project will contribute to the generation of additional traffic on local and  
11 regional roadways. The proposed Project is consistent with the General Plan's Circulation  
12 Element, i.e. the proposed Project will install adjacent roadways to General Plan standards  
13 and will pay fair share funds to improvements on area roadways through payment of TUMF  
14 (see Standard Condition SC-TR-1) and DIF (see Standard Condition SC-TR-2). The Project  
15 will be required to implement Mitigation Measure MM-TR-4 (TUMF/DIF) and Mitigation  
16 Measure MM-TR-5 (Fair-Share contributions). Because the County of Riverside does not  
17 have plenary control over intersections that share a border with the City of Menifee, the  
18 County cannot guarantee that such improvements will be constructed. Therefore, the  
19 Project's impacts would be considered significant and unavoidable as well as cumulatively  
20 significant. In addition, the Project will contribute to existing and future traffic on Interstate  
21 215. Caltrans has no fee programs or other improvement programs in place to address the  
22 deficiencies caused by development projects in the County of Riverside (or other  
23 neighboring jurisdictions) on the SHS roadway segments (Interstate 215). As such, no  
24 improvements have been recommended to address the deficiencies on the SHS. This will  
25 also result in a significant cumulative impact. (DEIR p. 6-14)

26 **R. Tribal Cultural Resources Cumulative Impacts**

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

28 The cumulative study area for tribal cultural resources is the geographical area of the County



1 of Riverside, which is the geographical area covered by the County General Plan, including  
2 all goals and policies included therein, as well as the historic tribal area contained therein.  
3 Future development in the County could include excavation and grading that could  
4 potentially impact tribal cultural resources and human remains. The cumulative effect of the  
5 proposed Project is the continued loss of these resources. The proposed Project, in  
6 conjunction with other development in the County, has the potential to cumulatively impact  
7 tribal cultural resources; however, it should be noted that each development proposal  
8 received by the County undergoes environmental review pursuant to CEQA. If there is a  
9 potential for significant impacts to tribal cultural resources, an investigation would be  
10 required to determine the nature and extent of the resources and identify appropriate  
11 mitigation measures. If subsurface tribal cultural resources are assessed and/or protected as  
12 they are discovered, impacts to these resources would be less than significant. In addition,  
13 the County's General Plan policies would be implemented as appropriate to reduce the  
14 effects of additional development within the County.

15 With implementation of Standard Condition SC-CUL-1 and Mitigation Measures MM-  
16 CUL-1 through MM-CUL-8 (as modified by the Pechanga Tribe and accepted by the  
17 County), the contribution of the proposed Project to the cumulative loss of known and  
18 unknown tribal cultural resources throughout the County would be reduced to a less than  
19 significant level. (DEIR p. 6-15, FEIR pp. 3-10 through 3-16)

20 **S. Utilities and Service Systems Cumulative Impacts**

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

22 According to EMWD, there is an adequate water supply and sewer capacity, respectively, to  
23 meet the demand of the Project(s). Based on the analysis in the DEIR, water and wastewater  
24 management systems are capable of meeting the cumulative demand for these systems. With  
25 adherence Standard Conditions SC-USS-1 through SC-USS-4 and SC-HYD-4, impacts are  
26 considered less than significant. Thus, the Project will not cause cumulatively considerable  
27 significant adverse impacts on these systems. With implementation of the proposed  
28 stormwater management design, as outlined in Standard Conditions SC-HYD-1 through SC-

1 HYD-3, future stormwater runoff after development of the Project site will not require or  
2 result in the construction of new storm water drainage facilities or expansion of existing  
3 facilities, the construction of which could cause significant environmental effects, and is not  
4 forecast to make a cumulatively considerable contribution to downstream flood hazards in  
5 the Santa Ana River Watershed. (DEIR pp. 6-16)

6 As discussed in the IS, cumulative impacts to landfill capacity will be less than significant  
7 due to the Project construction debris and operational waste representing a less than  
8 substantial cumulative increment. In addition, with adherence to Standard Condition SC-  
9 PS-1, for the maintenance of public facilities, including roads and other governmental  
10 services, any impacts will be less than significant and will not result in a significant  
11 cumulative impact. (DEIR p. 6-16)

12 Development proposed at the Project site would result in a permanent and continued use of  
13 electricity and natural gas resources. Sufficient power and distribution capabilities exist to  
14 provide electrical services to the proposed Project, but additional transmission capacity will  
15 be necessary to provide power to support the current and future cumulative growth in the  
16 vicinity. The proposed Project would contribute to the cumulative need for electricity the  
17 Project's cumulative contribution to impacts on the area electricity grid is considered to be  
18 less than significant. (DEIR pp. 6-16)

19 As stated in the 2006 California Gas Report, SoCalGas projects that contribute to cumulative  
20 gas demand for residential meters will increase at an average annual rate of 1.3 percent from  
21 2006 to 2025. When all market sectors are taken into account, average annual demand for  
22 natural gas is projected to occur at a rate of 0.15 percent over the same time period. For  
23 residential customers, use per meter is forecasted to decline due to the expected energy  
24 savings from higher building and appliance standards and energy efficiency programs, such  
25 as those required in the Project. Mitigation measures are provided to reduce overall energy  
26 consumption. However, demand will be influenced by growth. By 2025, residential  
27 demand is expected to reach 279 Billion cubic feet (Bcf), an increase of 25 Bcf from 2005.  
28 Commercial and industrial market segments are also projected to decrease due to the



1 California Public Utilities Commission authorized energy efficiency programs. Since the  
2 Project would: constitute only approximately 0.00010 percent of the residential customer  
3 base in 2004 and the proposed Project has been required to install Energy Star-rated models  
4 of appliances and would be served by existing and planned service and transmission lines  
5 within and around the project area, this Project's cumulative energy demand impacts are  
6 concluded to a less than significant impact. (DEIR p. 6-16)

7 To further reduce electricity demand, mitigation measures are provided to reduce overall  
8 energy consumption. Mitigation Measure MM-GHG-1 will reduce the energy demand of the  
9 proposed Project. In addition, Mitigation Measure MM-GHG-1 is designed to increase the  
10 water and energy efficiency of the buildings such that the per capita electrical demand of the  
11 residences would be substantially lower than in conventionally built homes. (DEIR p. XX)  
12 With the incorporation of Standard Conditions SC-USS-4 through SC-USS-7, impacts from  
13 electricity and natural gas are considered less than significant level and no cumulative  
14 impacts will result. (DEIR p. 6-16)

15 **T. Energy Cumulative Impacts**

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

17 Energy usage is assumed to be cumulative. The proposed Project will result in an  
18 incremental use of energy during construction and operations. The energy demands of the  
19 Project can be accommodated within the context of available resources and energy delivery  
20 systems. The Project would therefore not cause or result in the need for additional energy  
21 producing or transmission facilities. The Project would not engage in wasteful or inefficient  
22 uses of energy and aims to achieve energy conservations goals within the State of California.  
23 Any impacts would be reduced to a less than significant level with the incorporation of  
24 Mitigation Measure MM-GHG-1. (DEIR p. 6-17)

25 Project construction and operations would not result in the inefficient, wasteful or  
26 unnecessary consumption of energy. Project-related energy usage is not considered to be  
27 cumulatively considerable and would not result in a significant impact with the incorporation  
28 of Mitigation Measure MM-GHG-1. (DEIR p. 6-17)

1           U.     Wildfire Cumulative Impacts

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

3           According to the IS, the Project would have a less than significant impact such that it would  
4           impair implementation of or physically interfere with an adopted emergency response plan  
5           or an emergency evacuation plan (see Standard Condition SC-TR-2), due to slope, prevailing  
6           winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,  
7           pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the  
8           installation or maintenance of associated infrastructure (such as roads, fuel breaks,  
9           emergency water sources, power lines or other utilities) that may exacerbate fire risk or that  
10          may result in temporary or ongoing impacts to the environment; expose people or structures  
11          to significant risks, including downslope or downstream flooding or landslides, as a result  
12          of runoff, post-fire slope instability, or drainage changes; or, expose people or structures to  
13          a significant risk of loss, injury or death involving wildland fires, including where wildlands  
14          are adjacent to urbanized areas or where residences are intermixed with wildlands (see  
15          Standard Condition SC-HAZ-1 and Standard Condition SC-PS-1). (DEIR p. 17)

16          Cumulative Impacts Conclusion

17          Based on the detailed cumulative impact analysis provided in DEIR Chapter 4 for each  
18          environmental issue, and as summarized above, cumulatively considerable environmental  
19          impacts are forecast to result to air quality, noise, and transportation from implementing the  
20          proposed Project as described in Chapter 3 of the Draft EIR. (DEIR p. 6-17)

21          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
22          alternatives identified in the EIR in light of the environmental impacts which cannot be avoided or  
23          substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,  
24          as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the reasons  
25          hereinafter stated:

- 26           A.     Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section  
27                 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or  
28                 location. Section 15126.6(a) places special emphasis on focusing the discussion on



1 alternatives which provide opportunities for eliminating any significant adverse  
2 environmental impacts, or reducing them to a level of insignificance, even if the alternative  
3 would impede to some degree the attainment of the project objectives, or would be costlier.  
4 In this regard, the EIR must identify an environmentally superior alternative among the other  
5 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the  
6 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably  
7 ascertained or does not contribute to an informed decision-making and public participation  
8 process. The range of alternatives is defined by those alternatives, which could feasibly  
9 attain the objectives of the project. As directed by State CEQA Guidelines section  
10 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish  
11 most of the basic objectives of the project.

12 B. The Project has been developed to achieve the following objectives:

13 The underlying purpose of the proposed Project and the County's primary objective is to  
14 entitle property in the Sun City/Menifee Valley Area Plan and Harvest Valley/Winchester  
15 Area Plan for commerce and employment-generating purposes to bring new business and  
16 jobs to the area. The objectives pertinent to the proposed Project are as follows:

- 17 • Provide a variety of housing opportunities to assist the County in meeting General  
18 Plan Housing Element Goals and Objectives;
- 19 • Provide a centrally located community park with active and passive recreational  
20 opportunities that meets the recreation needs of future residents;
- 21 • Develop a comprehensive interconnected public trail and walkway system within the  
22 Project and connecting to the County-wide trail system;
- 23 • Develop joint use maintenance roads which will serve as hiking trails when adjacent  
24 to regional drainage facilities;
- 25 • Development of a comprehensive Project design that is sensitive to the environment,  
26 aesthetically pleasing, provides for the protection of health and safety, and promotes  
27 the neighborhood, the community, the County and the region;
- 28 • Take into consideration the existing topographic, geologic, hydrologic, and

1 environmental opportunities and constraints, and create a Project design that  
2 essentially conforms to the condition of the land by maintaining and using basic  
3 landforms where practical; and

- 4 • Establish a Project-wide circulation system that meets regional and local  
5 transportation needs and accommodates a variety of transportation modes, including  
6 roadways, sidewalks and bicycle lanes.

7 C. Alternatives

8 As directed in State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives  
9 to the project that could avoid or substantially reduce one or more of the significant effects.  
10 Because not all significant effects can be substantially reduced to a less than significant level,  
11 either by adoption of mitigation measures, project design features, existing regulations, or  
12 by standard conditions of approval, the following section considers the feasibility of the  
13 Project alternatives as compared to the proposed Project. As explained below, these findings  
14 describe and reject, for reasons documented in the Final EIR and summarized below, each  
15 one of the Project alternatives. The evidence supporting these findings is presented in  
16 Chapter 5, *Alternatives*, of the DEIR and elsewhere in the administrative record as a whole.  
17 (DEIR p. 5-1)

18 1. **No Project / No Development Alternative**

19 One of the alternatives that must be evaluated in an EIR is the No Project Alternative  
20 (NPA), regardless of whether it is a feasible alternative to the proposed Project (i.e.,  
21 would meet the project objectives or requirements). Under this alternative, the  
22 environmental impacts that would occur if the proposed Project is not approved and  
23 implemented are identified. The NPA assumes the property remains in its current  
24 state – vacant land.

25 With respect to the NPA, Project objectives are not attained because no development  
26 is included as a part of the NPA. With respect to the significant unavoidable impacts  
27 of Project, the NPA would avoid the unavoidable significant impacts of the Project;  
28 however, no fees and funding would be provided to upgrade regional transportation



1 infrastructure, public services, and utilities. The NPA Alternative would fail to meet  
2 all of the Project's objectives as indicated in DEIR Table 5-1, *Tabular Comparison*  
3 *of Project Alternatives* (DEIR p. 5-32).

4 **2. Reduced Project Intensity Alternative (RPIA)**

5 Under the RPIA the entirety of the Project would be developed at the low end of the  
6 density range for Medium Density Residential (2-5 dwelling units/acre) General Plan  
7 Land Use Designation. In total, 316 dwelling units would be allowed under the RPIA  
8 (158 acres x 2 dwelling units/acre). This is a decrease of 258 dwelling units on the  
9 Project site when compared to the maximum possible under the proposed Project.

10 With respect to the RPIA, the reduced number of units has a comparable negative  
11 effect on the ability of the Project to meet overall development (i.e., development  
12 feasibility) and certain Project objectives may not be attained, because certain  
13 improvements and other infrastructure improvements may not be feasible.  
14 Regardless, development of the RPIA would result in comparable or less impact for  
15 all environmental issues that the proposed Project as shown in Table 5-1, *Tabular*  
16 *Comparison of Project Alternatives* (DEIR p. 5-32).

17 **3. Subsurface Drainage Alternative (SDA)**

18 Under the SDA, all earthen channels utilized for the Project shall be undergrounded  
19 in concrete reinforced pipes. This would include the Residential Project site  
20 components, as well as the Off-site Project components. This alternative assumes  
21 that these facilities will be designed for the same function and have the same capacity  
22 as the facilities proposed with the Project. In addition, these facilities will be located  
23 in the same general area as depicted in the Project. Lastly, it is anticipated that this  
24 development scenario would result in a smaller disturbance/easement footprint than  
25 the Project due to the more concentrated flow/capacity design of the pipes.

26 The SDA will primarily have similar impacts to the Project in most issue areas.  
27 However, the SDA will result in fewer impacts to aesthetics and agriculture and  
28 forestry resources. Lastly, the SDA will result in greater impacts to geology and soils

1 resources as shown in Table 5-1, *Tabular Comparison of Project Alternatives* (DEIR  
2 p. 5-32).

3 **4. Concrete Culvert Alternative (CCA)**

4 Under the CCA, all earthen channels utilized for the Project shall be contained within  
5 concrete culverts. This would include the Residential Project site components, as  
6 well as the Off-site Project components. This alternative assumes that these facilities  
7 will be designed for the same function and have the same capacity as the facilities  
8 proposed with the Project. In addition, these facilities will be located in the same  
9 general area as depicted in the Project. Lastly, it is anticipated that this development  
10 scenario would result in a smaller disturbance/easement footprint than the Project  
11 due to the more concentrated flow/capacity design of the culverts; however, it will  
12 have a slightly larger development footprint than the SDA.

13 The CCA will primarily have similar impacts to the Project in most issue areas.  
14 However, the CCA will result in fewer impacts to aesthetics and agriculture and  
15 forestry resources. Lastly, the CCA will result in greater impacts to geology and  
16 soils resources. As it pertains to the SDA versus the CCA, both appear to be similar  
17 in terms of their respective impacts in relation to each other, and in relation to the  
18 Project as shown in Table 5-1, *Tabular Comparison of Project Alternatives* (DEIR  
19 p. 5-32).

20 **5. Environmentally Superior Alternative**

21 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of  
22 alternatives to a proposed Project shall identify an environmentally superior  
23 alternative among the alternatives evaluated in an EIR. This issue is evaluated in  
24 DEIR Section 5.6, *Discussion of Alternatives to the Proposed Project*. The RPIA  
25 was determined to be an environmentally superior, feasible alternative. However, it  
26 does not meet the majority of the Project objectives summarized above. With respect  
27 to the RPIA, the reduced number of units has a comparable negative effect on the  
28 ability of the Project to meet Project costs (i.e., development feasibility) and essential



1 Project objectives may not be attained, because certain improvements, and other  
2 infrastructure improvements may not be feasible.

3 **6. Alternatives Considered but Rejected**

4 There were a number of other alternatives that were considered and rejected from  
5 further analysis on grounds they were infeasible or they were not markedly different  
6 from those evaluated in the Chapter 5 of the DEIR, including lower density land use  
7 plans that were similar to the Reduced Project Intensity Alternative (RPIA) with  
8 numbers of units slightly above or below the 316 units proposed under the RPIA.  
9 These variations of the RPIA were determined to be too similar to the RPIA for  
10 separate analysis as they would have had similar impacts to the RPIA.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA  
12 Guidelines section 15093, balanced the "economic, legal, social, technological, and other benefits" of the  
13 Project, against the unavoidable adverse environmental effects described herein, and has determined that  
14 each and every one of the following benefits individually outweigh and render acceptable each and every  
15 one of those environmental effects:

- 16 **A. The Project will provide a variety of market rate housing opportunities.** The Project, as  
17 represented by the Amended Tentative Tract Map 37649, proposes 447 units in four  
18 neighborhoods with minimum lots sizes of 4,700 sq. ft., 5,000 sq. ft., (future 5,500 sq. ft.),  
19 and 6,500 square feet. These units will help the County meet its General Plan Housing  
20 Element Goals and Objectives. As stated on p. H-5 of the Riverside County General Plan  
21 Housing Element: "According to the adopted SCAG Regional Housing Needs Assessment,  
22 30,303 new housing units are needed to accommodate anticipated population growth in the  
23 unincorporated areas of Riverside County during the eight-year period from January 1, 2014,  
24 to October 31, 2021."
- 25 **B. The Project provides unique recreational facilities for County residents.** The Project  
26 will have a centrally located community park on 8.96 acres with active and passive  
27 recreational opportunities that will meet the recreational needs of future Project and County  
28 residents. The community park would provide a variety of active recreational amenities for

1 residents and the general public. Active recreational amenities would include: a lighted ball  
2 field; lighted soccer fields; half-court basketball; tot lot; open turf play area(s); picnic area  
3 with shade; seating area(s); a restroom building; and parking.

4 **C. The Project will provide a complete pedestrian circulation system.** The Project has a  
5 comprehensive interconnected public trail and walkway system within the Project and  
6 connecting to the County-wide trail system. The Project also features landscape buffers,  
7 passive open space areas, numerous paseos, and approximately 13,264 lineal feet of  
8 trails/paseos and 56,417 lineal feet of public street sidewalks. The system will include joint  
9 use of maintenance roads as hiking trails where adjacent to regional drainage facilities.

10 **D. The Project will be sensitive to the surrounding environment and existing land uses.**  
11 Development of a comprehensive Project design that is sensitive to the environment,  
12 aesthetically pleasing, provides for the protection of health and safety, and promotes the  
13 neighborhood, the community, the County and the region. The Project design takes into  
14 consideration the existing topographic, geologic, hydrologic, and environmental  
15 opportunities and constraints, and creates a Project design that essentially conforms to the  
16 condition of the land by maintaining and using basic landforms where practical.

17 **E. The Project will have a comprehensive circulation system.** The Project establishes a  
18 Project-wide circulation system that meets regional and local transportation needs and  
19 accommodates a variety of transportation modes, including roadways, sidewalks and bicycle  
20 lanes.

21 **F. The Project will provide onsite and extensive offsite utility infrastructure.** The Off-site  
22 Project components consist of the following: (1) 10,850 linear feet of 33" and 30" diameter  
23 sewer line, which will be approximately 15 feet in depth and will extend from Leon Road  
24 midway between Holland and Craig Roads, then proceed 5,780' northwesterly within an  
25 Eastern Municipal Water District easement on separately owned property to the intersection  
26 of Holland and Briggs Roads, then proceed 2,690' northerly within the Briggs Road ROW  
27 to Tres Lagos Drive, then proceeding 2,380' westerly within the Tres Lagos Drive ROW  
28 where it will terminate into a proposed sewer lift station located on the south side of Tres



1 Lagos Drive, at the northwesterly corner of the Wilderness Lakes RV Resort, in the City of  
2 Menifee; (2) 5,300 linear feet of roadway improvements installed along Holland Road with  
3 8 to 10-foot wide depressed shoulders. No curb, gutter, sidewalks, or streetlights shall be  
4 installed. Roadway improvements will be south of the San Pedro Farms Project (TTM  
5 36467), known as Assessor Parcel Number 466-030-002; and (3) Temporary Drainage  
6 Channels: A total of five (5) temporary drainage channels will be provided for the Project.  
7 These are located along Craig Avenue and Eucalyptus Road ROWs. Another temporary  
8 drainage channel is located north of Holland Road on the San Pedro Farms property.

9 **G. The Project will install ornamental landscaping features.** The Project site will be  
10 landscaped and add trees, shrubs, and groundcover in the area, which will be ornamental in  
11 nature and drought-tolerant. As discussed on pp. 3-19 through 3-25 (Project roadways),  
12 trees, shrubs and groundcover will occur along the on-site Project roads. Prior to the  
13 issuance of a building permit within the Project, the Project Applicant will be required to  
14 submit final planting and irrigation plans to the County of Riverside for review and approval.  
15 The plans are required to comply with Riverside County Ordinance No. 859, which  
16 establishes requirements for landscape design, automatic irrigation system design, and  
17 water-use efficiency.

18 **H. The Project will include energy efficiency features.** Although the actual energy efficiency  
19 measures that are implemented at building construction will be determined at the building  
20 permit stage of Project design, the Project applicant expects to include skylights and  
21 windows to allow light penetration to reduce indoor artificial lighting; enhanced window  
22 and duct insulation; improved or high efficiency HVAC units, water heaters, and appliances;  
23 high efficiency lights; and features to reduce water use such as low water use landscaping  
24 and water efficient toilets and faucets. The Project will also comply with enhanced energy  
25 efficiencies mandated under California building codes (e.g., Title 24, the California Green  
26 Building Code).

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines  
28 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to

1 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to  
2 growth, taxes, community service facilities, or encourages other activities which cause significant  
3 environmental effect. The discussion is as follows:

4 A. CEQA requires a discussion of the ways in which a project could be growth inducing. (Pub.  
5 Resources Code, §21100, subd.(b)(5); State CEQA Guidelines, §§15126, subd.(d), 15126.2,  
6 subd.(d)) The CEQA Guidelines identify a project as growth-inducing if it would foster  
7 economic or population growth or the construction of additional housing, either directly or  
8 indirectly, in the surrounding environment. Under CEQA, growth inducement is not  
9 considered necessarily detrimental or beneficial. (State CEQA Guidelines §15126.2,  
10 subd.(d)).

11 A project may indirectly induce growth by reducing or removing barriers to growth, or by  
12 creating a condition that attracts additional population or new economic activity. Projects  
13 that induce growth directly would include commercial or industrial development that hire  
14 new employees and residential development that provides housing. These direct forms of  
15 growth have a secondary effect of expanding the size of local markets and inducing  
16 additional economic activity in an area. Growth inducement may also occur if a project  
17 provides infrastructure or service capacity that accommodates growth beyond the levels  
18 currently permitted by local or regional land use plans. However, a project's potential to  
19 induce growth does not automatically result in growth. Growth only happens when the  
20 private or public sector responds to a change in the underlying development potential of an  
21 area with capital investment.

22 Typically, significant growth is induced in one of three ways. In the first instance, a project  
23 developed in an isolated area may bring sufficient urban infrastructure to cause new or  
24 additional development pressure on the intervening and surrounding land. This type of  
25 induced growth leads to conversion of adjacent acreage to higher intensity uses, either  
26 unexpectedly or through accelerated development. This conversion occurs because the  
27 adjacent land becomes more suitable for development and, hence, more valuable because of  
28 the availability of the new infrastructure. This type of growth inducement is termed "leap



1 frog” or “premature” development because it creates an island of higher intensity developed  
2 land within a larger area of lower intensity land use.

3 The second type of significant growth inducement is caused when development of a large-  
4 scale project, relative to the surrounding community or area, produces a “multiplier effect”  
5 resulting in substantial indirect community growth, although not necessarily adjacent to the  
6 development site or of the same type of use as the project itself. This type of stimulus to  
7 community growth is typified by the development of major destination facilities, such as  
8 Disney World near Orlando, Florida, or around military facilities, such as the Marine Corps  
9 Air Ground Combat Center, near Twenty-nine Palms.

10 A third, and subtler, type of significant growth inducement occurs when land use plans are  
11 established that create a potential for growth, because the available land and the land uses  
12 permitted result in the attraction of new development. This type of growth inducement is  
13 also attributed to other plans developed to provide the infrastructure necessary to meet the  
14 land use objectives, or community vision, contained in the governing land use agency’s  
15 general plan. In this type of growth inducement, the ultimate vision of future growth and  
16 development within a project area is established in the County or City General Plan or other  
17 comprehensive land use plan. The net effect of a General Plan’s land use designations is to  
18 establish a set of expectations regarding future land use and growth that may or may not  
19 occur in the future, depending upon the actual demand and other circumstances when  
20 development is proposed. Thus, a plan may assign a particular area 100,000 square feet of  
21 commercial space, but if actual development does not ultimately generate demand for this  
22 much retail square footage, it will never be established.

23 New infrastructure will be built as part of this Project which will contribute to extending  
24 improved services into the area. Suburbanization of the Project site could potentially  
25 influence the timing of development of adjacent properties by providing or extending  
26 roadways, water and sewer service, and other utility services (infrastructure) to the  
27 immediate area. This could eliminate potential constraints for future development in this  
28 area of the County. New streets within the Project site are proposed that will connect to

1 roadway that will be improved (Holland Road, Eucalyptus Road, Craig Avenue and Leon  
2 Road). The roadway improvements are expected to be incremental and should beneficially  
3 impact the overall traffic conditions in the area anticipated from the Project; but this itself is  
4 an inducement to growth, i.e., enhanced access to the Project area. These improvements will  
5 have an indirect impact to population growth within the immediate area by extending and/or  
6 increasing capacity of the existing roadways, thus eliminating one of the constraints to  
7 growth in the area. The overall population growth was anticipated in the General Plan.

8 Currently, potable water in the vicinity of the Project site is provided by private wells on  
9 individual properties, by Eastern Municipal Water District (EMWD). Water service exists  
10 adjacent to the Project site; however, additional water distribution facilities will be necessary  
11 to serve the proposed development.

12 Existing EMWD sewer facilities do not extend to proposed Project site. The lack of sewer  
13 service within this area currently limits development. Therefore, extension of new sewer  
14 service facilities to the Project area is required. The addition of sewer lines and service into  
15 the Project area are sized to meet the growth projections of EMWD. This infrastructure  
16 improvement eliminates existing sewer constraints and will make it much easier to propose  
17 residential development at higher densities (anticipated under the General Plan) within the  
18 Project vicinity. Any increase in density or change in land use on nearby parcels would  
19 require a separate environmental review. However, these improvements contribute  
20 significantly to eliminating constraints to development, thus making the Project growth  
21 inducing relative to the existing rural environment.

22 The proposed infrastructure improvements have the potential to facilitate development of  
23 undeveloped parcels in the immediate vicinity of the site, thus the Project may indirectly  
24 induce population growth. Therefore, this impact is considered significant under this  
25 evaluation criterion.

26 The Project will install off-site flood control facilities, including Menifee Valley Drainage  
27 Plan/Area Drainage Plan (MDP/ADP) improvements, which will remove drainage  
28 limitations that currently exist for property surrounding the Project site.



1 The MDP/ADP improvements to be constructed by the Project have been sized to meet  
2 regional drainage demands. The installation of the MDP/ADP improvements by the Project  
3 will remove drainage limitations that currently exist for properties in the Project area and  
4 will result in a potentially significant impact to population.

5 Based on this information, direct impacts from the homes developed by the Project will be  
6 less than significant.

7 The indirect effects from the Project infrastructure extensions and improvements (roadways,  
8 sewer and drainage), while anticipated under the General Plan, will be significant and  
9 unavoidable. (DEIR p. 6-1)

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would implement  
11 applicable elements of the Riverside County General Plan as follows:

12 **A. Land Use Element**

13 The Land Use Element designates the general distribution, general location, and extent of  
14 land uses, such as housing, business, industry, open space, agriculture, natural resources,  
15 recreation, and public-quasi-public uses. The Land Use Element also discusses the standards  
16 of residential and non-residential density intensity for the various land use designations. The  
17 Land Use Element also provides development standards related to each land use category,  
18 and general plan policy direction for an array of land-use related issues. The Project's  
19 residential land use, as represented by the Amended Tentative Tract Map 37439, is consistent  
20 with the General Plan goals and policies as well as those of the Sun City/Menifee Valley  
21 Area Plan and Harvest Valley/Winchester Area Plan, and as such, impacts would be less  
22 than significant. (DEIR pp. 4.11-8 through 4.11-12) Furthermore, the proposed Project is  
23 consistent with the SCAG RTP/SCS goals. The proposed Project is consistent with the  
24 General Plan Land Use Element, Community Development Foundation Component, and is  
25 therefore consistent with the General Plan.

26 **B. Circulation Element**

27 The Circulation Element identifies the general location and extent of existing and proposed  
28 major transportation facilities, including major roadways, rail, transit systems, and airports.

1 The Circulation Element also identifies and provides policy direction for implementation of  
2 the Community Environmental Transportation Acceptability Process (CETAP) Corridors.  
3 Mitigation Measures MM-TR-1 through MM-TR-5 require the Project Applicant to make a  
4 fair share monetary contribution to the County of Riverside, to be held in trust, for the costs  
5 associated with the improvements and intersections impacted by Project traffic. The Project  
6 would implement mitigation measures that address Project-specific and cumulative  
7 transportation and traffic impacts, and based thereon, the Board of Supervisors finds that the  
8 Project would is consistent with the General Plan Circulation Element. After the  
9 implementation of feasible Mitigation Measures (MMs), there would still be significant and  
10 unavoidable cumulatively-considerable traffic impacts, although mitigation is provided to  
11 reduce impacts to the maximum feasible extent. The proposed Project is consistent with the  
12 General Plan Circulation Element and is therefore consistent with the General Plan.

13 **C. Multipurpose Open Space Element**

14 The Multipurpose Open Space Element addresses the conservation, development, and use  
15 of natural resources, including water, soils, rivers, and mineral deposits. The Multipurpose  
16 Open Space Element details plans and measures for preserving open space for protection of  
17 natural resources such as wildlife habitat; the managed availability of space for parks, trails,  
18 and scenic vistas; and protection of public health and safety through protection of areas  
19 subject to geologic hazards, flooding and fires.

20 With the implementation of Mitigation Measures MM-BIO-1 through MM-BIO-3, the  
21 Project would have a less than significant impact on biological resources as disclosed in  
22 DEIR Subchapter 4.5. Per Standard Conditions SC-BIO-1 and SC-BIO-2, the Project  
23 Applicant shall pay per-acre local development impact and mitigation fees in compliance  
24 with County of Riverside Ordinance No. 810 (Western Riverside MSHCP Fee Program  
25 Ordinance, and with compliance with County of Riverside Ordinance No. 663 (Stephens'  
26 Kangaroo Rat Mitigation Fee Ordinance) (SC-BIO-1 and SC-BIO-2; DEIR p. 4.5-44). The  
27 Project Applicant shall comply with the federal Migratory Bird Treaty Act (MBTA) as  
28 disclosed in MM-BIO-2 (DEIR p. 4.5-45). In addition, pursuant to Mitigation Measure MM-



1 BIO-1 (DEIR p. 4.5-45) and Objectives 6 and 7 of the Species Account for the Burrowing  
2 Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan  
3 (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction  
4 presence/absence survey for the burrowing owl shall be conducted by a qualified biologist  
5 who holds a Memorandum of Understanding (MOU) with the County. The results shall be  
6 provided in writing to the Environmental Programs Department/County Biologist. Removal  
7 of vegetation or any other potential nesting bird habitat disturbances shall be conducted  
8 outside of the avian nesting season (February 1st through August 31st). If habitat must be  
9 cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.  
10 The nesting bird survey must be completed no more than 3 days prior to any ground  
11 disturbance. Prior to the issuance of a grading permit the project proponent must provide  
12 written proof to the Riverside County Planning Department, Environmental Programs  
13 Division that a biologist who holds an MOU with the County of Riverside has been retained  
14 to carry out the required survey. (MM-BIO-2; DEIR p. 4.5-45).

15 With the implementation of applicable County Standard Conditions (SCs) and feasible  
16 Mitigation Measures (MMs), the Project would have a less than significant impact on  
17 cultural resources as disclosed in DEIR Subchapter 4.6, *Cultural Resources*. Standard  
18 Condition SC-CUL-1 and Mitigation Measure MM-CUL-8 would ensure that pursuant to  
19 California Health and Safety Code Section 7050.5, if human remains are encountered, no  
20 further disturbance shall occur until the Riverside County Coroner has made the necessary  
21 findings as to origin. Implementation of Mitigation Measures MM-CUL-1 through MM-  
22 CUL-7 would ensure that, if significant archaeological resources are unearthed during  
23 ground-disturbing construction activities, those resources are properly identified and  
24 appropriately treated as recommended by a qualified archaeologist and approved by the  
25 County Archaeologist. With implementation of the recommended mitigation, the Project's  
26 potential to impact significant archaeological resources would be reduced to less than  
27 significant.

28 As disclosed in DEIR Subchapter 4.14, *Recreation*, the Project proposes residential uses that

1 would generate a population that would increase the use of recreation facilities or existing  
2 neighborhood or regional parks. The Project provides an 8.96-acre community park to meet  
3 the recreational needs of Project residents as well as other County residents. The Project  
4 would provide a network of trails and landscaped paseos connecting the various  
5 neighborhoods of the Project. Environmental effects resulting from ground disturbance in  
6 the trail easement areas is evaluated as an inherent part of the Project throughout the DEIR  
7 and in no cases are significant effects identified specifically related to the trail easements.  
8 For these reasons, the Project's potential to impact the environmental factor of Recreation,  
9 would be less than significant. The proposed Project is consistent with the General Plan's  
10 Multipurpose Open Space Element and is therefore consistent with the General Plan.

11 **D. Safety Element**

12 The Safety Element establishes policies and programs to protect the community from risks  
13 associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves  
14 the following functions: develops a framework by which safety considerations are  
15 introduced into the land use planning process; facilitates identification and mitigation of  
16 hazards for new development and thus strengthens existing codes; project review, and  
17 permitting processes; presents policies directed at identifying and reducing hazards in  
18 existing development; and strengthens earthquake, flood, inundation, and wildland fire  
19 preparedness planning and post-related reconstruction policies. The Project complies with  
20 all applicable building codes, County Ordinances, and State and federal laws. The proposed  
21 Project is consistent with the General Plan Safety Element and is therefore consistent with  
22 the General Plan. All of the following impacts require implementation of Standard  
23 Conditions SC-GEO-1 and SC-GEO-2 to be less than significant. As disclosed in Initial  
24 Study Sections V.10 through V.19, *Geology and Soils*, the Project site is not located within  
25 a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially  
26 active faults on the Project site or trending toward the Project site; therefore, the Site is not  
27 subject to fault. The Project site has have a low potential for liquefaction and seismic-related  
28 ground failure. Accordingly, liquefaction impacts would be less than significant. There is



1 no potential for the Project to cause on- or off-site landslides or lateral spreading. Potential  
2 hazards associated with soils on the Project site that have the potential for lateral spreading  
3 and collapse would be precluded through use of non-explosive rock breaking/blasting  
4 techniques during Project construction, mandatory adherence to recommendations given in  
5 the Project geotechnical report, and mandatory compliance with applicable regulations. The  
6 Project would create stable manufactured slopes that would not be subject to rockfall  
7 hazards. The potential to result in on- or off-site landslide, lateral spreading, collapse, or  
8 rockfall hazards would be less than significant. Ground subsidence has the potential to occur  
9 on the Project sites, however, mandatory adherence to recommendations given in the  
10 geotechnical report, as required under Mitigation Measures MM-GEO-1 and MM-GEO-2,  
11 and mandatory compliance with applicable regulations would ensure proper grading  
12 techniques such that impacts related to ground subsidence would be less than significant.  
13 The Project site has no potential to be subjected to geologic hazards such as seiche, mudflow,  
14 or volcanic hazards. As a standard condition of Project approval, the Project would be  
15 required to comply with the site-specific recommendations contained in the geotechnical  
16 report for the Project site, including recommendations related to site preparation, soil  
17 compaction, and manufactured slope design that would minimize potential hazards  
18 associated with manufactured slope failure. Impacts would be less than significant. The  
19 Project would not create cut or fill slopes higher than 10 feet and greater than 2:1 so impacts  
20 are less than significant. With mandatory compliance with all applicable County rules and  
21 regulations, the Project would not result in grading that affects or negates subsurface sewage  
22 disposal systems. Impacts would be less than significant. The Project would not result in  
23 substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain a  
24 National Pollutant Discharge Elimination System (NPDES) permit for construction  
25 activities as well as adhere to SCAQMD Rule 403 during Project construction relative to  
26 dust emissions. With mandatory compliance to these regulatory requirements, the potential  
27 for soil erosion impacts during construction would be less than significant. Following  
28 construction, soil erosion on the Project site would be minimized, as the areas disturbed

1 during construction would be landscaped or covered with impervious surfaces and drainage  
2 would be controlled through a storm drain system. Furthermore, the Project is required by  
3 law to implement a WQMP during operation, which would preclude substantial erosion  
4 impacts in the long-term. Soils on the Project site have a very low expansion potential.  
5 Accordingly, soil expansion impacts would be less than significant. The Project would not  
6 install septic tanks or alternative wastewater disposal systems. Accordingly, no impact  
7 would occur associated with soil compatibility for wastewater disposal systems. The Project  
8 site does not contain any active streams or rivers, no streams or rivers are located in close  
9 proximity to the Project site, and the Project would not discharge water directly to an active  
10 stream or river. The Project would be required to prepare and comply with NPDES permits,  
11 SWPPPs, and WQMPs, which would treat and filter runoff to reduce erosion. Therefore, no  
12 impact to deposition, siltation, or erosion that may modify the channel of a river or stream  
13 or the bed of a lake would occur. Buildout of the Project site would result in an increase in  
14 impervious surfaces. Storm water falling on the developed portions of the Project site would  
15 be collected and treated on-site before being discharged into the storm drain system to be  
16 constructed as part of the Project. Storm water runoff with the potential to result in water  
17 erosion would thus be reduced by the Project and a less than significant impact would occur.  
18 The Project site would be exposed to wind erosion during construction but would be required  
19 to implement BMPs as part of the NPDES permit and would be required to comply with all  
20 other applicable regulations related to wind erosion, including Rule 403. Following  
21 development of the Project site, soils on the developed portions of the Project site would be  
22 covered with impervious surfaces and landscaping and no longer exposed to wind; thus,  
23 wind erosion and the loss of topsoil would be substantially reduced as compared to existing  
24 conditions. Impacts would be less than significant. In addition, as a condition of Project  
25 approval, the Project's structures would be required to be constructed in accordance with the  
26 California Building Standards Code (CBC) and the County of Riverside Building Code.  
27 (DEIR Section 4.10).

28 As disclosed in DEIR Subchapter 4.9, *Hazards and Hazardous Materials*, during Project



1 construction and operation, mandatory compliance to federal, state, and local regulations  
2 would ensure that the Project as proposed would not create a significant hazard to the public  
3 or the environment through the routine transport, use, or disposal of hazardous materials.  
4 The Project would not impair implementation of or physically interfere with an adopted  
5 emergency response plan or an emergency evacuation plan. No emergency facilities exist  
6 on the Project site, nor does the Project site serve as an emergency evacuation route. The  
7 Project is not located within one-quarter mile of any existing or planned school; therefore,  
8 the Project would not emit hazardous emissions or handle hazardous or acutely hazardous  
9 materials, substances, or waste within one-quarter mile of an existing or proposed school.  
10 The Project as proposed would not emit hazardous emissions or handle hazardous or acutely  
11 hazardous materials, substances, or waste within one-quarter mile of an existing or proposed  
12 school. The Project is not located within two miles of an airport within an airport land use  
13 plan, so it would not result in an airport safety hazard for people residing or working in the  
14 Project area. The Project would have no impact on private aviation or helipad facilities.  
15 There are no known private airstrips located within the vicinity of the Project site. The  
16 Project would not expose people or structures to a significant risk of loss, injury, or death  
17 involving wildland fires. (DEIR Subchapter 4.9)

18 As disclosed in DEIR Subchapter 4.15, *Transportation*, there is no potential for the Project  
19 to change air traffic patterns or to create substantial air traffic safety risks or alter waterborne,  
20 rail, or air traffic. The Project would not substantially increase transportation safety hazards  
21 due to design features or incompatible uses. Adequate emergency access would be provided  
22 to the Project site during both short-term and long-term operation of the Project; therefore,  
23 the Project would not result in inadequate emergency access to the Site or to surrounding  
24 properties. The Project provides for community trail easements as called for by the planned  
25 Riverside County trail network. The Project is designed to minimize potential conflicts with  
26 non-vehicular means of transportation. Therefore, potential impacts to the performance or  
27 safety of transit, bicycle, and pedestrian systems would be less than significant. The Project  
28 Applicant would be required to develop and implement a County-approved Traffic Control

1 Plan (TCP) addressing potential construction-related traffic detours and disruptions. In  
2 general, the TCP would ensure that to the extent practical, construction traffic would access  
3 the Project site during off-peak hours; and that construction traffic would be routed to avoid  
4 travel through, or proximate to, sensitive land uses. The TCP is included as Standard  
5 Condition SC-TR-2 (DEIR p. 4.15-161) In addition, the Project would be required to  
6 comply with the California Manual on Uniform Traffic Control Devices, which specify that  
7 temporary traffic controls shall be provided during construction, such as a flag person, during  
8 all phases of construction to facilitate the flow of construction traffic on streets abutting the  
9 Project site.

10 **E. Noise Element**

11 The Noise Element identifies and appraises noise problems and includes policies to protect  
12 the County from excessive noise. The County of Riverside has adopted a Noise Element of  
13 the General Plan to control and abate environmental noise, and to protect the citizens of the  
14 County from excessive exposure to noise. The Noise Element identifies two separate types  
15 of noise sources: 1) transportation and 2) stationary and establishes guidelines for acceptable  
16 transportation and stationary community noise levels. With implementation of the  
17 recommendations provided in the noise impact analysis and the required mitigation  
18 measures, the Project would be consistent with the General Plan Noise Element and is  
19 therefore consistent with the General Plan. As disclosed in DEIR Subchapter 4.12, *Noise*,  
20 the Project would not expose people to excessive noise levels associated with a public airport  
21 or public use airport. No private airstrips are located in the vicinity of the Project site. The  
22 Project does not involve the construction, operation, or use of any railroads so the Project  
23 would not expose people to excessive railroad noise. Residential uses like those proposed  
24 on the Project site are considered normally acceptable at noise levels of 65 dBA CNEL  
25 according to the Riverside County General Plan. Thus, the Project would not expose people  
26 to excessive highway noise. The Project does not contain any other aspects that would  
27 qualify as “other noise” that has not been addressed by other thresholds. Thus, the Project  
28 would not result in other noise. Project-related construction activities may result in short-



1 term impacts on noise-sensitive receptors. The Project's contribution to off-site,  
2 transportation-related noise levels along several Leon Road segments adjacent to and west  
3 of the Project site would result in a significant direct impact under Existing with Phase I, EA  
4 2021 Phase I (Leon and Holland Roads), EA 2025 Project Buildout (Leon and Holland  
5 Roads), EAC 2021 Phase I (Leon Road), EAC 2025 Project Buildout (Leon and Holland  
6 Roads) Project traffic conditions. Project-related operational impacts would result in a less  
7 than significant impact to noise-sensitive receivers in the long term associated with on-site  
8 operational activities and all other off-site traffic-related noise. The Project would not  
9 generate substantial noise or ground-borne vibration during short-term construction and  
10 blasting activities or long-term operational activities. Implementation of Standard Condition  
11 SC-NOI-1 and Mitigation Measures MM-NOI-1 through MM-NOI-8 would ensure that the  
12 Project would install off-site traffic noise impacts, on-site interior and exterior noise  
13 mitigation and implement construction and vibration mitigation measures. MM-NOI-2  
14 also requires construction of a temporary noise barrier adjacent to maximally exposed,  
15 nearby noise sensitive receptors and also employ noise-reducing construction techniques.  
16 These mitigation measures would reduce the Project's construction-related noise to less than  
17 significant levels at nearby sensitive receivers by remaining below the 65 dBA Leq  
18 threshold. Mitigation Measures MM-NOI-1 through MM-NOI-8 will reduce the operational  
19 noise impacts to noise-sensitive receivers although not to a level of less than significant. No  
20 feasible mitigation measures are available to reduce the Project's transportation-related noise  
21 impacts along Leon Road south of Craig Avenue. Therefore, the Project's short-term impact  
22 would be significant and unavoidable. (DEIR p. 4.12-86)

23 **F. Housing Element**

24 The 2013-2021 Housing Element identifies and establishes County policies intended to  
25 fulfill the housing needs of existing and future residents in Riverside County. The Element  
26 establishes policies that guide County decision-making and set forth an action plan to  
27 implement its housing goals. As disclosed in DEIR Subchapter 4.13, *Population and*  
28 *Housing*, the Project site contains no housing units which would be removed as part of the

1 proposed Project so no impact would occur. The Project, as analyzed in the DEIR, would  
2 provide 574 additional market rate housing units so the Project would not create a demand  
3 for additional housing and impacts would be less than significant. The Project's residential  
4 uses would generate 1,671 additional residents or population which would incrementally add  
5 to the area population growth, but the Project would not exceed regional or local population  
6 projections so a less than significant impact would occur. The Project would introduce new  
7 businesses and infrastructure improvements to the area. In addition, Project-related utility  
8 improvements would not be sized to accommodate unplanned growth on other surrounding  
9 parcels. Accordingly, the Project would not induce substantial population growth and  
10 impacts would be less than significant. Therefore, the Project would be consistent with the  
11 General Plan Housing Element and the General Plan. (DEIR p. 4.13-7)

12 **G. Air Quality Element**

13 As disclosed in DEIR Subchapter 4.4, *Air Quality*, although compliance with regulatory  
14 requirements and Mitigation Measure MM-AQ-1 would reduce the Project's air pollutant  
15 impacts and thus its inconsistency with SCAQMD's 2016 AQMP, the Project's  
16 inconsistency with the AQMP would remain significant and unavoidable. There are no  
17 feasible mitigation measures that can reduce the Project's impacts to below a level of  
18 significance. As indicated in DEIR Table 4.4-8, *Emissions Summary of Overall*  
19 *Construction (With Mitigation)* (DEIR p. 4.4-25), mitigation measures would reduce the  
20 Project's short-term construction emissions associated with NO<sub>x</sub> to below the SCAQMD  
21 regional thresholds. As indicated in DEIR Table 4.4-9, *Maximum Daily Operational*  
22 *Emissions Summary* (DEIR p. 4.4-27), even with mitigation, the Project's operational  
23 emissions associated with VOCs and NO<sub>x</sub> would still exceed the SCAQMD's regional  
24 threshold. The Project would comply with all regulatory requirements and the DEIR  
25 recommends feasible mitigation to reduce VOCs (MM-AQ-1); however, there is no  
26 mitigation available to reduce VOCs below the SCAQMD's regional threshold. Emissions  
27 of NO<sub>x</sub> are primarily a result of mobile source emissions (i.e., vehicles traveling to and from  
28 the Project site), which are regulated by state and federal emissions and fuel use standards,



1 and beyond the direct control of the Project Applicant and/or future users of the Project site's  
2 residences. No other mitigation is available for NO<sub>x</sub> emissions from vehicle tailpipes that is  
3 feasible for the Project Applicant to implement and the County of Riverside to enforce that  
4 would have a proportional nexus to the Project's level of impact. As such, it is concluded  
5 that the Project's long-term emissions of VOCs and NO<sub>x</sub> would cumulatively contribute to  
6 an existing air quality violation in the SoCAB (i.e., ozone and NO<sub>x</sub>), as well as cumulatively  
7 contribute to the net increase of criteria pollutants for which the SoCAB is in non-attainment  
8 (federal and state ozone concentrations). Effects to human health resulting from NO<sub>x</sub>  
9 concentrations include respiratory illness, including but not limited to asthma and chronic  
10 obstructive pulmonary diseases (e.g., chronic bronchitis, emphysema). Effects to human  
11 health resulting from VOC concentrations include but are not limited to irritation to the eye,  
12 nose, and throat, which can reduce respiratory volume as, well as sensory nerve stimulation  
13 that can compromise the immune system. Accordingly, the Project's long-term operational  
14 emissions associated with VOCs and NO<sub>x</sub> are concluded to result in a significant and  
15 unavoidable impact on both a direct and cumulatively-considerable basis. Implementation  
16 of Mitigation Measure MM-AQ-1, combined with mandatory compliance with SCAQMD  
17 Rule 403 and California Air Resources Board, Title 13, Chapter 10, Section 2485, Division  
18 3 of the California Code of Regulations, would reduce the emissions during Project  
19 construction to below the SCAQMD's localized significance thresholds. Refer to DEIR  
20 Table 4.4-11, *Localized Significance Summary Construction*. (DEIR pp. 4.4-35)  
21 Implementation of the mitigation measures and regulatory requirements listed in DEIR  
22 Subchapter 4.4 would ensure that the proposed Project would be consistent with the Air  
23 Quality Element and General Plan by reducing potential air emissions to the lowest feasible  
24 level.

25 **H. Healthy Communities Element**

26 The Healthy Communities Element establishes policies to address primary health issues that  
27 may address County residents, such as high rates of obesity, chronic illness, air pollution,  
28 lack of access to healthy foods, unsafe environments, and lack of access to health care and

1 mental health services. The Project would be consistent with the applicable Healthy  
2 Communities Element policies governing Countywide Land Uses and non-Motorized  
3 Transportation, as the Project would help to achieve the purposes of the General Plan through  
4 compliance with applicable General Plan policies.

5 **I. Administration Element**

6 The Administration Element focuses on the administration of the General Plan, which is the  
7 sole responsibility of the County of Riverside, under the authority of the Board of  
8 Supervisors. This Element details the vision for Riverside County, General Planning  
9 Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the  
10 General Plan, and other administrative topics. The General Plan Amendments proposed by  
11 the Project would not conflict with any Administrative Element policies.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,  
13 pursuant to State CEQA Guidelines sections 15126(c) and 15126.2(c), significant irreversible  
14 environmental changes and provides in the DEIR Chapter 6, *Topical Issues*, the following findings:

- 15 A. Section 15126.2 (c) of the State CEQA Guidelines requires that the EIR consider and discuss  
16 significant irreversible changes that would be caused by implementation of the proposed  
17 Project. The State CEQA Guidelines specify that the use of nonrenewable resources during  
18 the construction and operation of the project be discussed because a large commitment of  
19 such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts  
20 (such as a highway improvement that provides access to a previously inaccessible area)  
21 should also be discussed because such changes generally commit future generations to  
22 similar uses. Irreversible damage can also result from environmental accidents associated  
23 with the project and should be discussed. (DEIR p. 6-18)
- 24 B. Project development is an irreversible commitment of the land. After the 50- to 75-year  
25 structural lifespan of the buildings is reached, it is improbable that the site would revert to  
26 an undeveloped state. Once developed, the proposed Project would have indefinitely altered  
27 the characteristics of the Project site from vacant land to one characterized by residential,  
28 open space, and park uses. (DEIR p. 6-18)



- 1 C. Construction of the Project would result in a commitment of limited, slowly renewable, and  
2 nonrenewable resources. Such resources may include certain types of lumber and other forest  
3 products; raw materials such as steel; aggregate materials used in concrete and asphalt such  
4 as sand and stone; water; petrochemical construction materials such as plastic; and  
5 petroleum-based construction materials. Fossil fuels used by construction equipment would  
6 also be consumed. Project construction will also result in an increased commitment of public  
7 maintenance services such as waste disposal and sewage treatment. (DEIR p. 6-18)
- 8 D. Similarly, operation of the proposed Project would result in the commitment of limited,  
9 nonrenewable, and slowly renewable resources such as natural gas, electricity, petroleum-  
10 based fuels, fossil fuels, and water. Title 24 of the California Code of Regulations requires  
11 conservation practices that will limit the amount of energy consumed by the proposed  
12 Project. Compliance with Title 24 is mandated by the State, and participation in the  
13 Leadership in Energy and Environmental Design program is voluntary. Nevertheless, the  
14 use of such resources by the proposed Project will continue to represent a long-term  
15 commitment of essentially nonrenewable resources. (DEIR p. 6-18)
- 16 E. Operation of the proposed Project would also require potable water. It is projected that the  
17 Project will add in increment of 57,400 mgd of wastewater (based on 100  
18 mgd/day/household). Based on the conclusions documented in the *Water Supply Assessment*  
19 *Report, Canterwood Project*, prepared by Eastern Municipal Water District, February 21,  
20 2018 (*WSA*, DEIR Appendix N) the total projected water supplies available to EMWD  
21 during normal, single dry, and multiple dry water years are sufficient to meet the projected  
22 water demand (including the proposed Project), in addition to EMWD's existing and planned  
23 future uses. However, the increase in water use will continue to represent a long-term  
24 commitment of this essentially nonrenewable resource. (DEIR p. 6-19)
- 25 F. On-site surface water drainage in the developed condition would be different from the  
26 existing natural condition, as described in Subchapter 4.10, *Hydrology and Water Quality*.  
27 Project hydrology would meet drainage system standards, and pollutants of concern would  
28 be controlled through implementation of structural and nonstructural BMPs during Project

1 construction and operation. (DEIR p. 6-19)

2 G. As discussed in Subchapter 4.5, *Biological Resources*, implementation of the proposed  
3 Project would result in impacts to native plant communities, jurisdictional areas, wildlife  
4 and wildlife habitat, and a species protected under the Migratory Bird Treaty Act. In  
5 addition, site topography would be modified per the conceptual grading plan for the site, and  
6 on-site topography would be substantially different after Project implementation. (DEIR p.  
7 6-19)

8 H. The commitment of limited, slowly renewable, and nonrenewable resources required for  
9 construction and operation of the proposed Project would limit the availability of these  
10 resources for future generations or for other uses during the life of the Project. (DEIR p. 6-  
11 19)

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Change of Zone No. 1800007  
13 (CZ 1800007); Plot Plan No. 180024 [Design Guidelines (PPT 180024)]; Tentative Tract Map No. 37439  
14 (TTM 37439); and Tentative Parcel Map no. 37864 (TPM 37864) are consistent with the Riverside County  
15 General Plan.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
17 the EIR in evaluating Change of Zone No. 1800007 (CZ 1800007); Plot Plan No. 180024 [Design  
18 Guidelines (PPT 180024)]; Tentative Tract Map No. 37439 (TTM 37439); and Tentative Parcel Map no.  
19 37864 (TPM 37864), and that the EIR is an accurate and objective statement that complies with the  
20 California Environmental Quality Act (CEQA) and reflects the County's independent judgment, and that  
21 the EIR is incorporated by this reference.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of  
23 overriding consideration, **CERTIFIES** the EIR (State Clearinghouse No. 2018101010) and **ADOPTS** the  
24 Mitigation Monitoring and Reporting Plan attached as Attachment "A" hereto. To the extent that there are  
25 any inconsistencies between the mitigation measures as set forth in the EIR, and those set forth in the  
26 Mitigation Monitoring and Reporting Program, whichever mitigation measure is deemed more protective  
27 of the environment shall control.



1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan No. 180024 (PPT  
2 180024), Tentative Tract Map No. 37439 (TTM 37439), and Tentative Parcel Map no. 37864 (TPM 37864)  
3 on file with the Clerk of the Board, including the final exhibits and related cases, are hereby approved for  
4 the real property described and shown on the final exhibits, and said real property shall be developed  
5 substantially in accordance with Change of Zone No. 1800007 (CZ 1800007), PPT 180024, TTM 37439,  
6 and TPM 37864, unless they are amended by the Board of Supervisors.

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Change of Zone No.  
8 1800007 (CZ 1800007); Plot Plan No. 180024 (PPT 180024); Tentative Tract Map No. 37439 (TTM  
9 37439); and Tentative Parcel Map No. 37864 (TPM 37864) shall be placed in the Office of Clerk of the  
10 Board, in the Office of County Planning Department, and the Office of the Building and Safety Director.

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

14  
15  
16 ROLL CALL:

17 Ayes:           Jeffries, Spiegel, Washington, Perez and Hewitt  
18 Nays:           None  
19 Absent:         None

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

22           Kecia R. Harper, Clerk of said Board

23 By 

24 Deputy



**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 1<sup>st</sup> 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](mailto: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](mailto:cob@rivco.org)

Dated: August 19, 2020

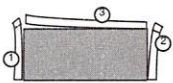
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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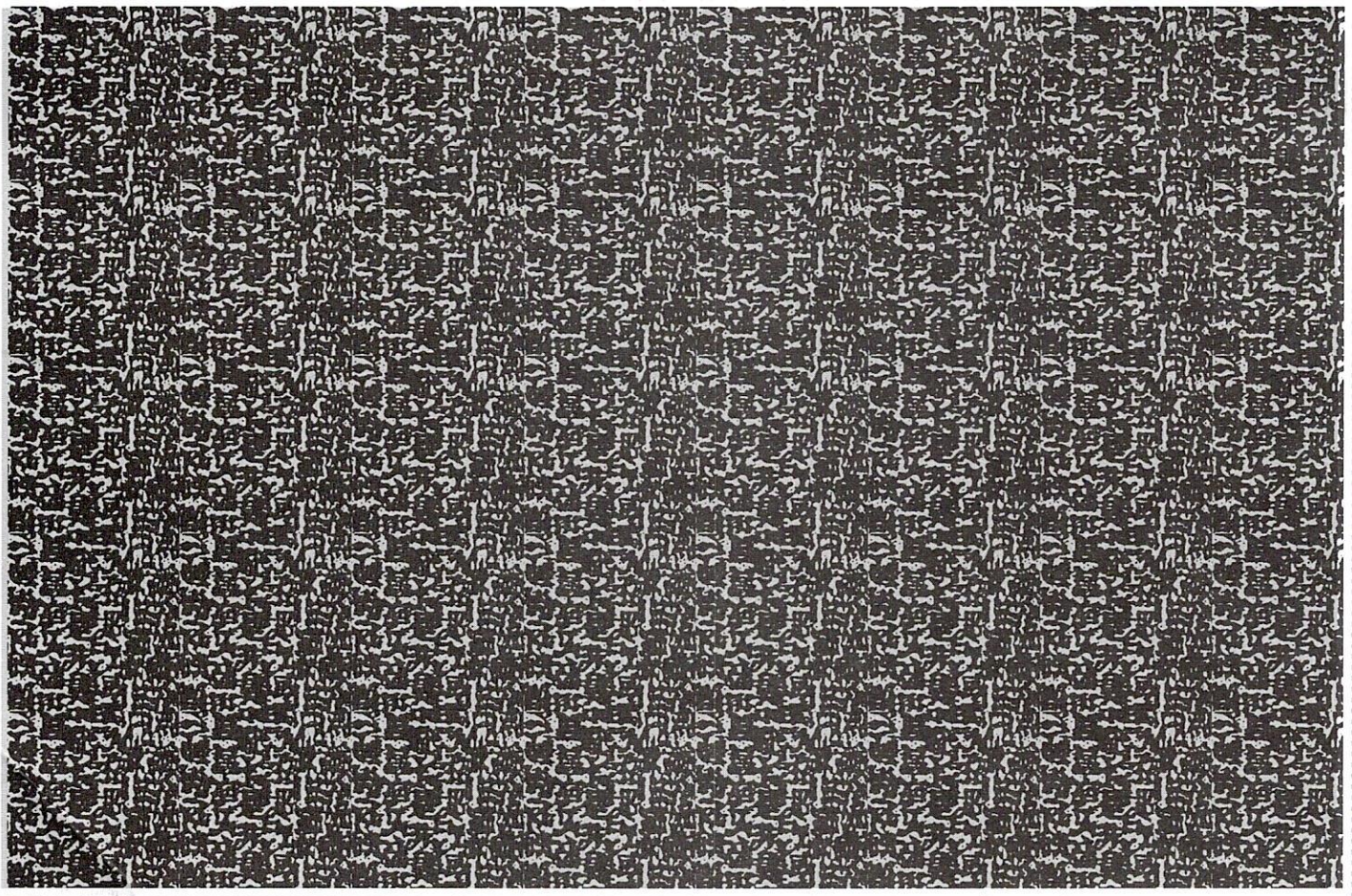




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Reference September 1 2020 Web Comments and Requests to Speak (final)

First Name	Last Name	Address (Street, City and Zip)	Phone	Agenda Item # or Public Comment	State your position below	Comments
Charlene	So	260 E. Baker Street, Costa Mesa, 92626	9498610177	21.1	support	Not requesting to speak. Traffic consultant, traffic study preparer/



RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 OCT -2 AM 8:34

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 20-275589

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 08/19/2020

County Agency of Filing: RIVERSIDE Document No: E-202000979

Project Title: NOPH TTM 37439, CZ 1800007, PP 180024, TPM 37864

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached))
- Project that is exempt from fees (Notice of Exemption)

**Total Received** \_\_\_\_\_ **\$0.00**

Signature and title of person receiving payment:

*U. Sandral*

Deputy

Notes:

9/1/20 21.1  
2020-11-148381



**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 1<sup>st</sup> 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](mailto: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](mailto:cob@rivco.org)

Dated: August 19, 2020

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

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202000979  
08/19/2020 02:14 PM Fee: \$ 0.00  
Page 1 of 1

Removed SEP 28 2020 By: Deputy

