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

**ITEM:** 3.20
(ID # 28958)
**MEETING DATE:**
Tuesday, November 04, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adoption of Resolution No. 2025-271, amending the Riverside County General Plan for the Third (3rd) Cycle of 2025 Land Use Element updates for GPA No. 230009 associated with CZ2300031, TTM38895, and PPT230049; GPA240005, associated with CZ2200062, PPT220050, and TPM38601; GPA220009, associated with CZ2200031 and TTM38510; GPA240093, associated with CZ2400060. Adoption of Resolution No. 2025-275, incorporating additional resolutions adopted by the March JPA prior to July 1, 2025, all of the March Business Implementation Committee approvals, and all of the March JPA Planning Director/Manager approvals. Adoption of Resolutions 2025-282 and 2025-290 certifying EIRs (SCH No. 2023060799) and (SCH No. 2023030118) respectively. Adoption of Ordinances 348.5034, 348.5046, 348.5047, and 348.5048 for changes of zone CZ2300031, CZ2400060, CZ2200031, and CZ2200062, respectively. Adoption of Ordinance No. 997, associated with CZ2400060, in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the March Territory and also amend and update the County's zoning and land use maps to identify the March Area Plan zoning map, consistent with the Board's action on June 24, 2025. Nothing further is required under CEQA. Districts 1 and 2. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT Resolution No. 2025-271** (Attachment A) amending the Riverside County General Plan in accordance with the Board of Supervisors' prior tentative approval of General Plan Amendment Nos. 230009, 240005, 220009, and 240093 (Attachments E through H);

Continued on page 2
**ACTION:Policy**

John Hildebrand, Planning Director 10/27/2025 Rania Odenbaugh, TLMA Director 10/29/2025

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinances 348.5034, 348.5046, 348.5047 and 348.5048 are adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 4, 2025
xc: Planning, COB/MC/AB/DL/NS

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

**RECOMMENDED MOTION:** That the Board of Supervisors:

**March Area Plan**

2. **ADOPT Resolution No. 2025-275** (Attachment B) incorporating and adopting additional resolutions adopted by the March Joint Powers Authority ("March JPA") prior to July 1, 2025, all of the March Business Implementation Committee approvals, and all of the March JPA Planning Director/Manager approvals;
3. **ADOPT ORDINANCE NO. 348.5046,** associated with Change of Zone No. 2400060 and GPA No. 240093, amending the zoning in the March Area, as shown on Map No. 2.2517 (Attachment J) consistent with the Board's actions on June 24, 2025;

**Cajalco Commerce Center**

4. **ADOPT Resolution No. 2025-282** (Attachment C) and **CERTIFY ENVIRONMENTAL IMPACT REPORT (CEQ230003)** based on the findings and statement of overriding considerations pursuant to the California Environmental Quality Act (CEQA) adopting a Mitigation and Reporting Program; subject to resolution adoption;
5. **ADOPT Ordinance NO. 348.5034,** associated with Change of Zone No. 2300031, GPA No. 230009, Tentative Tract Map No. 38895, and Plot Plan No. 230049, amending the zoning in the Glen Ivy Area, as shown on Map No. 2.2506 (Attachment I) consistent with the Board's action on June 10, 2025;
6. **APPROVE PLOT PLAN NO. 220050**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report (Attachment M);

**Arroyo Vista Subdivision**

7. **ADOPT Resolution No. 2025-290** (Attachment D) and **CERTIFY ENVIRONMENTAL IMPACT REPORT (CEQ230001)** based on the findings and statement of overriding considerations pursuant to California Environmental Quality Act (CEQA) adopting a Mitigation Monitoring and Reporting Program; subject to resolution adoption;
8. **ADOPT ORDINANCE NO. 348.5047,** associated with Change of Zone No. 2200031, GPA No. 220009, and Tentative Tract Map No. 38510, amending the zoning in the Woodcrest Area, as shown on Map No. 59.077 (Attachment K), consistent with the Board's actions on October 7, 2025;
9. **APPROVE TENTATIVE TRACT MAP NO. 38510,** subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report (Attachment O);

**Temescal MCP Commerce Center**

10. **ADOPT ORDINANCE NO. 348.5048,** associated with Change of Zone No. 2200062, GPA No. 240005, Plot Plan No. 220050, and Tentative Parcel Map No. 38601, as shown on Map No. 2.2518 (Attachment L), consistent with the Board's actions on October, 21, 2025;

11. **APPROVE TENTATIVE PARCEL MAP NO. 38601**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report (Attachment N);

**General**

12. **DIRECT** the Clerk of the Board, within 15 days of adoption of Ordinances 348.5034, 348.5046, 348.5047, 348.5048 to publish Ordinances 348.5034, 348.5046, 348.5047, 348.5048 in accordance with Government Code Section 25124(a); and

13. **DIRECT** the Planning Department to incorporate the changes made by the General Plan Amendment Nos. 230009, 240005, 220009, and 240093, and Change of Zones Nos. 2300031, 2200062, 2200031, and 2400060, and Tentative Tract Map Nos. 38895, and 38510, and Plot Plan No. 220050, Tentative Parcel Map No. 38601, and Tentative Tract Map No. 38510 into the Riverside County General Plan and associated elements, area plans, tables, GIS data, maps, ordinances, and figures, and make any corrections as necessary.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|---|---|---|---|
| COST | $ 0 | $ 0 | $ 0 | $ 0 |
| NET COUNTY COST | $ 0 | $ 0 | $ 0 | $ 0 |
| **SOURCE OF FUNDS: Applicant Fees 100%** | | | **Budget Adjustment:** | **No** |
| | | | **For Fiscal Year:** | 25/26 |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Per Government Code Section 65358(b), "no mandatory element of a general plan shall be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the legislative body. Each amendment may include more than one change to the general plan." In Riverside County, these amendments are known as "cycles" and can be batched with other changes or tentative approvals that require finalization.

The following projects were considered during public hearings by the Planning Commission and tentatively approved by the Board of Supervisors on the dates specified within the description of the individual amendments below. All CEQA determinations for the various amendments were made at the various public hearings at the Board of Supervisors unless otherwise incorporated below and nothing further is required under CEQA.

**Resolution 2025-271**

Third Cycle of Land Use Element General Plan Amendments

- General Plan Amendment No. 230009 (GPA230009)
- General Plan Amendment No. 240005 (GPA240005)

- General Plan Amendment No. 220009 (GPA220009)
- General Plan Amendment No. 240093 (GPA240093)

Changes of Zone

- Change of Zone No. 2300031 (CZ2300031)
- Change of Zone No. 2400060 (CZ2400060)
- Change of Zone No. 2200031 (CZ2200031)
- Change of Zone No. 2200062 (CZ2200062)

Additional Final Approvals

- Plot Plan No. 220050
- Tentative Parcel Map No. 38601
- Tentative Tract Map No. 38510

**Resolution 2025-275**

Additional March Area Plan Adoption Items

- All items adopted by Resolution 2025-114, including an additional resolution adopted by the March JPA prior to July 1, 2025, omitted from previous approvals
- March Business Implementation Committee Approvals
- March JPA Planning Director / Manager Approvals

**Resolution 2025-282 (Arroyo Vista)**

- Statement of Overriding Considerations and Findings for Environmental Impact Report (CEQ230001) (SCH 2023030118)

**Resolution 2025-290 (Cajalco Commerce Center)**

- Statement of Overriding Considerations and Findings for Environmental Impact Report (CEQ230003) (SCH 2023060799)

**Individual Amendments**

**General Plan Amendment No. 230009 (GPA230009)**

General Plan Amendment No. 230009 (GPA No. 230009) is an Entitlement / Policy Amendment to the General Plan that proposes to amend the General Plan land use designation of the project site from Community Development: Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for 10.80 acres of TTM38895, as shown on Attachment E.

GPA No. 230009 is associated with Change of Zone No. 2300031, a proposal to change the site's zoning classification from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) based upon the findings and conclusions incorporated in the staff report and all exhibits, pending subsequent adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors.

After considering public testimony at a public hearing on October 2, 2024 the Planning Commission closed the public hearing and recommended on a vote of four (4) in favor, zero (0) opposed, and one (1) abstention to approve staffs recommended motion to the Board of Supervisors for consideration of TTM38895, PPT230049, GPA230009, and CZ2300031, tentatively approve the project, which includes GPA No. 230009 and CZ No. 2300031.

After considering public testimony at a public hearing on June 10, 2025, the Board of Supervisors closed the public hearing and voted five (5) in favor and zero (0) opposed, to tentatively approve GPA No. 230009, CZ No. 2300031, TTM38895, and PPT230049.

Adoption of Resolution 2025-271 will finalize the Board's approval of the project and formally adopt General Plan Amendment No. 230009, Change of Zone No. 2300031, Tentative Tract Map No. 38895, and Plot Plan No. 230049.

**General Plan Amendment No. 240005 (GPA240005)**

General Plan Amendment No. 240005 is an Entitlement / Policy Amendment to the General Plan that proposes to amend the Foundation component from Rural Community to Community Development in the northern portion of the project site (APNs 317-080-003, -004, -005, -006, -007, -008, -013, -014, -019, -020, -021, -022, -023, -027, -028, -029) and change the land use designation from Commercial Retail (CR) and Very Low Density Residential (VLDR) to Light Industrial (LI) and change the Foundation from Rural Community to Open Space in the southern portion of the project site (APNs 317-090-002, -003, -004, -005, -007, -006, -008) and change the land use designation from Very Low Density Residential (VLDR) to Recreation (R) as shown on Attachment F.

GPA No. 240005 is associated with; Change of Zone No. 2200062, a proposal to change the project site's zoning classification from Light Agriculture, one-acre minimum (A-1-1), Rural Residential, half acre minimum (R-R-1/2) to Industrial Park; PP220050, a proposal for the construction and operation of a total of 1,003,510 square foot warehouse/distribution/manufacturing development on 44.66-acres and development of a community park on 13.33 acres for a total site area of 58.0 acres; and TPM38601, a proposal for a Schedule E subdivision of 44.84 acres (net) to consolidate the existing 16 parcels generally located north of the MWD parcel into one parcel, pending subsequent adoption of the general plan amendment resolution for GPA240005 and the zoning ordinance for CZ2200013 by the Board of Supervisors.

After considering public testimony at a public hearing on September 3, 2025, the Planning Commission closed the public hearing and recommended on a vote of three (3) in favor and two (2) opposed, to recommend that the Board of Supervisors tentatively approve GPA No. 240005, CZ No. 2200062, PP No. 220050, and TPM No. 38601.

After considering public testimony at a public hearing on October 21, 2025, the Board of Supervisors closed the public hearing and voted five (5) in favor and zero (0) opposed, to

tentatively approve GPA No. 240005, CZ No. 2200062, PP No. 220050, and TPM No. 38601.

Adoption of Resolution 2025-271 will finalize the Board's approval of the project and formally adopt General Plan Amendment No. 240005, Change of Zone No. 2200062, Plot Plan No. 220050, and Tentative Parcel Map No. 38601.

**General Plan Amendment No. 220009 (GPA220009)**

General Plan Amendment No. 220009 (GPA220009) is an Entitlement / Policy Amendment to the General Plan that proposes to amend the General Plan land use designation of the project site from Rural Community: Very Low Density Residential (RC: VLDR) to Rural Community: Low Density Residential (RC: LDR) as shown on Attachment G.

GPA No. 220009 is associated with Change of Zone No. 2200031, a proposal to change the site's zoning classification from Light Agriculture (A-1-10) to One-Family Dwellings (R-1-10,000), and a Tentative Tract Map No. 38510 for a Schedule "A" subdivision that proposes to subdivide two parcels approximately 140.8 acres into 231 residential lots.

After considering public testimony at a public hearing on September 3, 2025, the Planning Commission closed the public hearing and recommended on a vote of five (5) in favor and zero (0) opposed that the Board of Supervisors tentatively approve GPA No. 220009, CZ No. 2200031, TTM No. 38510 and the intent to certify Environmental Impact Report (SCH No. 2023030118).

After considering public testimony at a public hearing on October 7, 2025, the Board of Supervisors closed the public hearing and voted five (5) in favor and zero (0) opposed, to tentatively approve GPA No. 220009, CZ No. 2200031, TTM No. 38510, and the intent to certify Environmental Impact Report (SCH No. 2023030118).

Adoption of Resolution 2025-271 will finalize the Board's approval of the project and formally adopt General Plan Amendment No. 220009 with Change of Zone No. 2200031 and Tentative Tract Map No. 38510.

**General Plan Amendment No. 240093 (GPA240093)**

General Plan Amendment No. 240093 (GPA No. 240093) is an Entitlement / Policy Amendment to the General Plan that creates the March Area Plan in order to incorporate the policies and elements of the March JPA General Plan within the March Territory with amendments reflecting the County's land use jurisdiction process, changes to General Plan elements, and also establishes the land use designations mapped to the project boundary, as shown on Attachment H.

GPA No. 240093 is associated with Change of Zone No. 2400060, which is associated with changes of zone for the March Area and Ordinance No. 997 ("March Ordinance"), in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the

March Territory.

After considering public testimony at a public hearing on May 21, 2025 (continued from May 7, 2025) the Planning Commission closed the public hearing and recommend on a vote of 5-0 that the Board of Supervisors tentatively approve the project, which includes GPA No. 240093 and CZ No. 2400060.

On June 24, 2025, the Board of Supervisor's held a public hearing on the March Joint Powers Authority (March JPA) formally reflecting the land use jurisdiction transfer of the March Territory to the County. As approved on that date, the Board adopted the March Area Plan ("MAP" or "Plan"), March Ordinance (Ordinance No. 997), and March Resolution (Resolution No. 2025-114), as follows:

1. March Area Plan formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which was effective on July 1, 2025. The March Area Plan accomplishes this by adopting the General Plan of the March Joint Powers Authority along with the County of Riverside's land use policies and procedures that allow the County to continue providing guidance for future development and land use decisions for the March Air Base.

2. March Ordinance adopts the March JPA Development Code, Specific Plans, and Truck Routes, including amendments to incorporate the County's land use permitting process and procedures. Existing March JPA General Plan land use designations, zoning, and development standards remain in effect.

3. March Resolution acknowledges the prior land use entitlements, including amendments to incorporate the County's land use permitting process and procedures.

Adoption of Resolution 2025-271 will finalize the Board's tentative approvals and perfect the previous final approval of the project in Resolution 2025-203, finalizing the March Area Plan and related exhibits, as shown in Attachment H, and adopt the existing zoning for the March Area.

Adoption of Resolution 2025-275 would incorporate one additional resolution adopted by the March JPA prior to July 1, 2025, all of the March Business Implementation Committee approvals, and all of the March JPA Planning Director/Manager approvals.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

All fees paid by applicants

**ATTACHMENTS:**

ATTACHMENT A – Resolution 2025-271
ATTACHMENT B – Resolution 2025-275
ATTACHMENT C – Resolution 2025-282
ATTACHMENT D – Resolution 2025-290
ATTACHMENT E – GPA230009
ATTACHMENT F – GPA240005
ATTACHMENT G – GPA220009
ATTACHMENT H – GPA240093
ATTACHMENT I – Ordinance No. 348.5034
ATTACHMENT J – Ordinance No. 348.5046
ATTACHMENT K – Ordinance No. 348.5047
ATTACHMENT L – Ordinance No. 348.5048
ATTACHMENT M – Plot Plan No. 220050
ATTACHMENT N – Tentative Parcel Map No. 38601
ATTACHMENT O – Tentative Tract Map No. 38510
ATTACHMENT P - Final EIR for GPA240005 (Cajalco Commerce Center)
ATTACHMENT Q - Final EIR for TTM38510 (Arroyo Vista Subdivision)
ATTACHMENT R – Cajalco Commerce Center Additional Response to Comments

Jason Farin, Principal Policy Analyst 10/29/2025

Braden Holly
Braden Holly, Deputy County Counsel IV 10/27/2025

ORDINANCE NO. 348.5034

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Glen Ivy Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2506, Change of Zone Case No. 2300031" which map is made a part of this ordinance.

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

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

By: _____
Chair, Board of Supervisors
V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

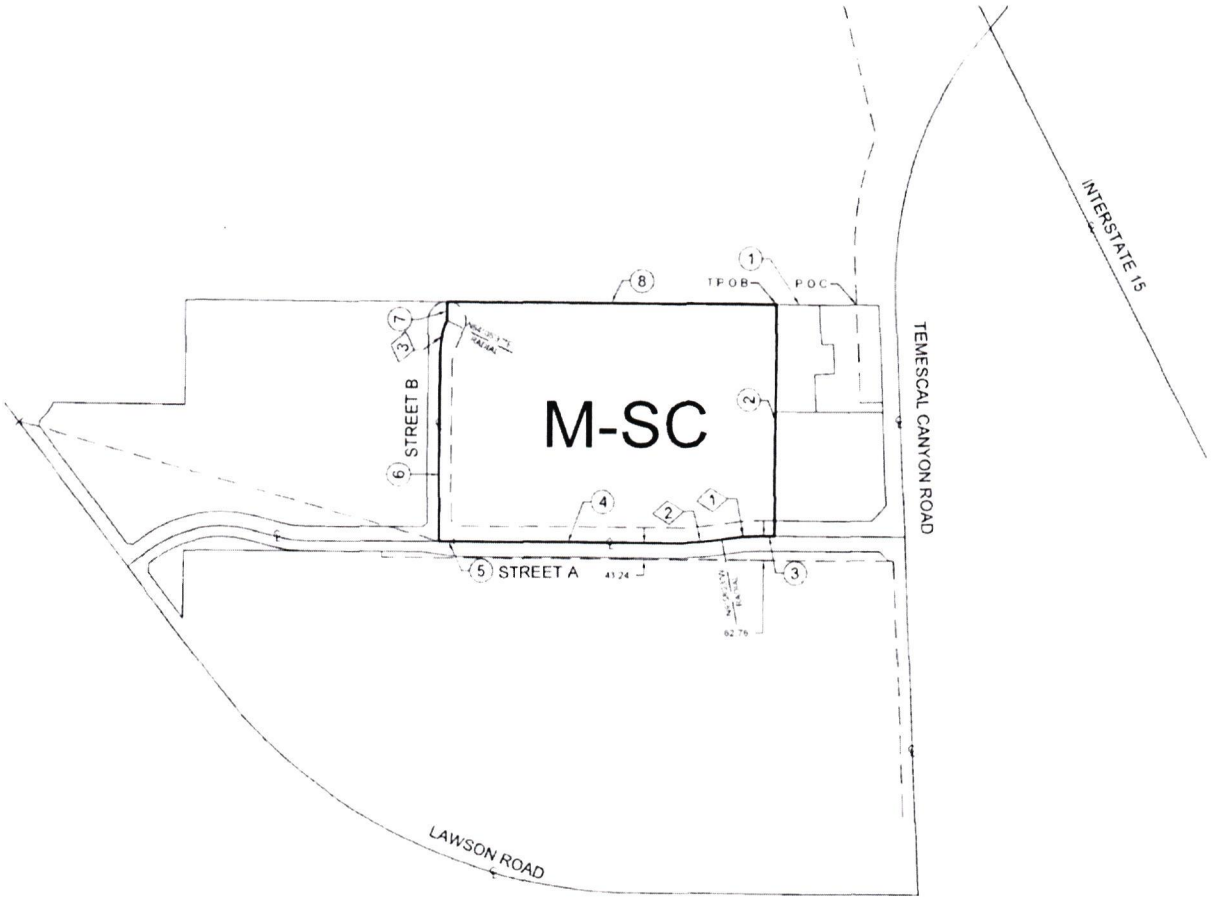
(SEAL)

APPROVED AS TO FORM
October 27, 2025

By: _____
BRADEN HOLLY
Deputy County Counsel

NOV 0 4 2025 3.20

SEC. 34, T.4S., R.6W. S.B.M




M-SC MANUFACTURING - SERVICE COMMERCIAL

LINE AND CURVE TABLE

| NO. | DELTA OR BRG | RADIUS | LENGTH |
|---|---|---|---|
| (1) | N 89°35'15" W | | 202.26' |
| <1> | Δ=10° 21' 00" | 600.00' | 108.39' |
| (2) | S 0°36'05" W | | 594.54' |
| <2> | Δ=10° 21' 00" | 600.00' | 108.39' |
| (3) | N 89°37'23" W | | 26.33' |
| <3> | Δ=25° 31' 46" | 184.35' | 82.14' |
| (4) | N 89°37'23" W | | 568.97' |
| (5) | S 89°41'52" W | | 44.98' |
| (6) | N 0°22'37" E | | 487.66' |
| (7) | N 00°24'45" E | | 48.00' |
| (8) | S 89°35'15" E | | 840.17' |

LICENSED LAND SURVEYOR
PETER EDWARD WEILBACHER
NO. 8403
STATE OF CALIFORNIA

PETER E. WEILBACHER

MAP NO. 2.2506

CHANGE OF OFFICIAL ZONING PLAN

# GLEN IVY AREA
# DISTRICT 2

CHANGE OF ZONE CASE NO. 2300031

ADOPTED BY ORDINANCE NO. 348.5034

DATE: 11/04/2025

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NORTH

0 200 400 SCALE IN FEET

ASSESSORS PARCEL NO. 283-180-021

STATE OF CALIFORNIA )
) ss
COUNTY OF RIVERSIDE )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: November 4, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

11/04/2025 Item 3.20

ORDINANCE NO. 348.5046

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, a amended, are further amended by placing in effect in the March Area, the zone or zones as shown on th map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2517, Change o Zone Case No. 2400060" which map is made a part of this ordinance.

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

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

By: _____
Chair, Board of Supervisors
V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
October 21, 2025

By: _____
BRADEN HOLLY
Deputy County Counsel

NOV 0 4 2025 3.20

STATE OF CALIFORNIA )
) ss
COUNTY OF RIVERSIDE )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: November 4, 2025

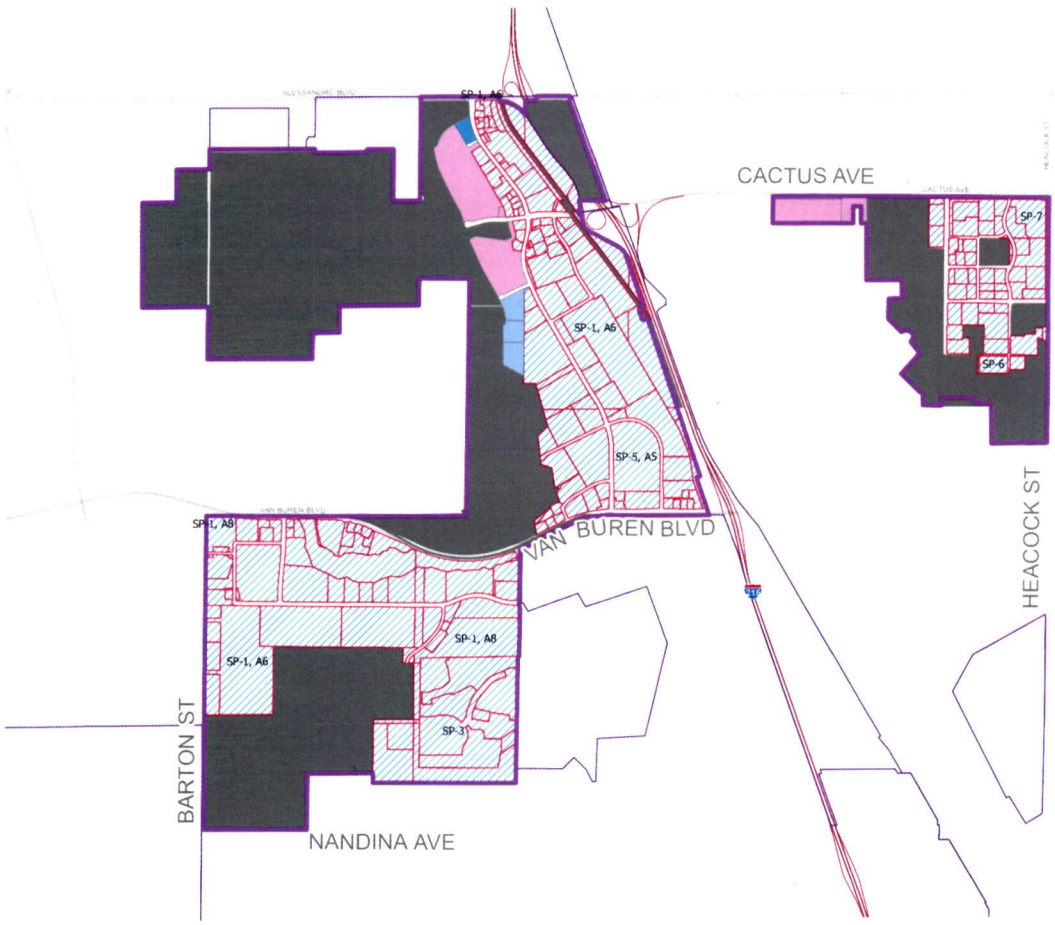
KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

11/04/2025 Item 3.20

**SEC. 9-36 T. 3S., R. 4W.**




LEGEND

Zoning
- I
- IR
- MC
- R-10
- R-20

- SP Zone
- BP
- MU
- Not Zoned (Under this Change of Zone)

N

SCALE IN FEET

0 2,000

MAP NO. 2.2517

CHANGE OF OFFICIAL ZONING PLAN

MARCH AREA

DISTRICT 1

CHANGE OF ZONE CASE NO. 2400060
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.5046
NOVEMBER 4, 2025

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: VARIOUS

ORDINANCE NO. 348.5047

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59.077, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.077 Change of Zone Case No. 2200031," which map is made a part of this ordinance.

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

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

By: _____
Chair, Board of Supervisors
V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

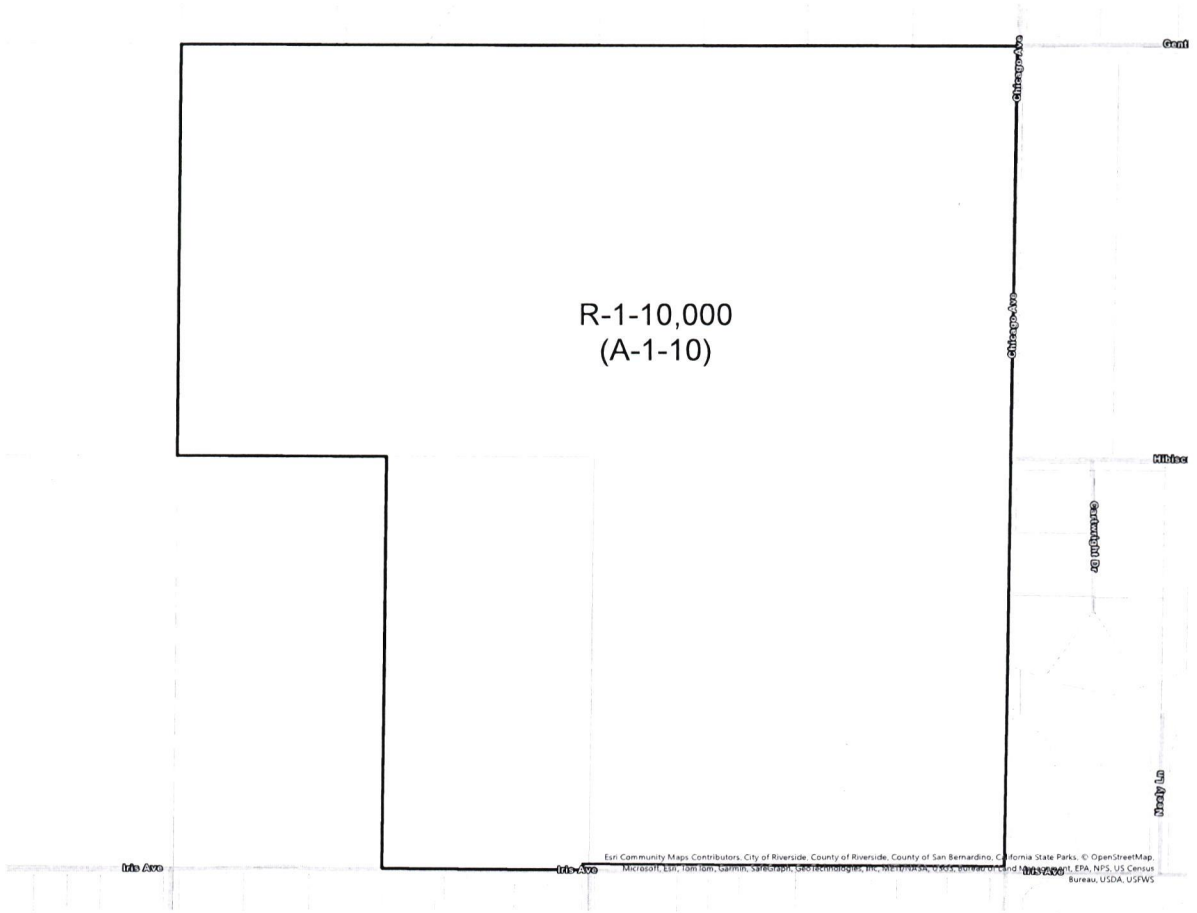
(SEAL)

APPROVED AS TO FORM
October 27, 2025

By: _____
BRADEN HOLLY
Deputy County Counsel

NOV 0 4 2025 3.20

**SEC. 24 T. 3S., R. 4W.**




LEGEND

SCALE IN FEET

0 500

MAP NO. 59.077

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST AREA

DISTRICT 2

CHANGE OF ZONE CASE NO. 2200031
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.5047
NOVEMBER 4, 2025

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 245300001 & 245300004

STATE OF CALIFORNIA )
) ss
COUNTY OF RIVERSIDE )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: November 4, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

11/04/2025 Item 3.20

ORDINANCE NO. 348.5048

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2518, Change of Zone Case No. 2200062" which map is made a part of this ordinance.

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

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

By: _____

Chair, Board of Supervisors

V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
October 27, 2025

By: _____
BRADEN HOLLY
Deputy County Counsel

NOV 0 4 2025 3.20

SEC. 11 T. 4S., R. 4W. S.B.M




LEGEND

| | |
|---|---|
| I-P | INDUSTRIAL PARK |

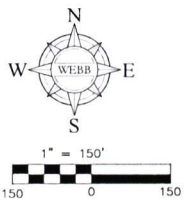
MAP NO. 2.2518

CHANGE OF OFFICIAL ZONING PLAN

# NORTH PERRIS AREA

CHANGE OF ZONE CASE NO. 2200062
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.5048
(DATE:) 11/04/2025

RIVERSIDE COUNTY BOARD OF SUPERVISORS
SUPERVISOR DISTRICT 1




APN(s): 317-080-003 TO -008
317-080-013 TO -014
317-080-019 TO -023
317-080-027 TO -029

H:\2022\22-0192\Drawings\Mapping\ALTA & Boundary\22-0192 ZONING.dwg

STATE OF CALIFORNIA )
) ss
COUNTY OF RIVERSIDE )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: November 4, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

11/04/2025 Item 3.20

**Board of Supervisors** **County of Riverside**

**RESOLUTION NO. 2025-271**

**AMENDING**

**THE RIVERSIDE COUNTY GENERAL PLAN**

**2025 General Plan Amendments – 3rd Cycle**

**(Third Cycle of General Plan Land Use Element Amendments For 2025)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was given, and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission to consider the proposed amendments the Land Use Element(s) of the Riverside County General Plan; and,

**WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied;

**WHEREAS**, the proposed general plan amendment was discussed fully with testimony and documentation presented by the public and affected government agencies; and,

**WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on November 4, 2025 that:

**GENERAL PLAN AMENDMENT (GPA) NO. 230009**

1. General Plan Amendment (GPA) No. 230009 amends the General Plan Land Use Designation of approximately 10.80 gross acres of the project site from Commercial Tourist (CD: CT) to Light Industrial (CD: LI).
2. GPA No. 230009 is associated with Change of Zone No. 2300031, a proposal to change the zoning of one lot from Scenic Highway Commercial (C-P-S) to Manufacturing – Service Commercial (M-SC).

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 10/27/25

NOV 0 4 2025 3.20

3. GPA No. 230009 is associated with Plot Plan No. 230049, a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tennant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for the Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV).
4. The site for GPA No. 230009 consists of APNs 283-180-002, 283-180-020, 283-180-021, and is located within the Temescal Valley Area Plan. Once the Tentative Tract Map is finalized and recorded the line configuration will change and the APN numbers may change.
5. GPA No. 230009 is an entitlement/policy amendment to amend the land use designation within the Community Development Foundation from Commercial Tourist (CD: CT) to Light Industrial (CD: LI)
6. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy Amendment to the General Plan may be approved provided the following first two findings listed below are met and one or more of the subsequent findings listed below are met:
    a. The proposed change does not involve a change in or conflict with:
        i. the Riverside County Vision;
        ii. any General Planning Principle set forth in General Plan Appendix B; or
        iii. any Foundation Component designation in the General Plan.
    b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
    c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
    d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

7. The proposed change does not involve a change or is in conflict with the Riverside County Vision. The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards."

The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it." GPA230009 is consistent with the vision regarding Population Growth because the implementing Project will be providing adequate public improvements to serve the Project and the community. The proposed improvements include, but are not limited to, road and intersection improvements, pedestrian facility improvements, including a new multimodal path, sewage and water improvements, and fire protection improvements. Payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

In relation to "Our Communities and Their Neighborhoods" the Riverside County Vision states; "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very

effectively." GPA230009 proposes to change the existing land use from CD: CT to CD: LI, a change in land use characterization. However, the proposed use would include a clean manufacturing operation, where all manufacturing would be done in doors in a state-of-the-art tilt up structure, with significant landscaped improvements, sidewalks, paved roads and a traffic signal light at the intersection of Temescal Canyon Road and our proposed Street A (Ben Garrett Drive). Other improvements include dedicated turn lanes at the TCR/Street A intersection and a limited widening of TCR with turn lanes at the Lawson Road connection. In addition to the manufacturing, design, and distribution process, Laguna Clay will also place at the new location a retail store and a museum housing finished clay pieces as well as clay related classes.

The proposed use would replace an existing clay pipe manufacturing business, currently allowed as a legal non-conforming use. As such, the proposed use is an improvement to what is currently existing and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to "Our Communities and Their Neighborhoods."

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County." GPA230009 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for light industrial uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the Temescal Canyon Community. It also provides retail of clay products within Tenant Space B, to serve the existing and future residential community more directly.

This discussion related to the General Plan Vision Statement topics that the General Plan Amendment is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Impact Report, in particular on aesthetics, local air quality, and noise. This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

8. The proposed change does not involve a change or is in conflict with any General Planning Principle set forth in General Plan Appendix B. The General Plan Principle I.G.1 states "The County should encourage compact and transit-adaptive development on regional and community scales." GPA230009 is consistent with this principal because it provides for the approval of the implementing Project. The proposed Project proposes growth in an area of Temescal Valley that has an increasing concentration of existing and planned commerce. With immediate access to Interstate 15 and proximity to the Temescal Canyon Area Plan Community Center, the proposed Project focuses growth to provide an efficient use of land. All the land to be developed is previously disturbed and will not impact environmental resources or open space systems.

   The Temescal Commercial project will install a stop light at the connection of Ben Garrett Drive (Street A), Temescal Canyon Road, and the Toms Farm driveway, to provide safe access for pedestrians to the RTA Route 206 Bus Stop. Serving from the Temecula Promenade Mall to the Corona Transit Center, the protected pedestrian access to Route 206 Stop 4, significantly enhances the multi-modal transportation system integrated into the community, and makes adaptive use of infrastructure, services, and resources.

   The General Plan Principle III.E.1 states "Compact development patterns and location of higher density use near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means." GPA230009 is consistent with this principal because it provides for the approval of the implementing project, which proposes compact development, in an area experiencing notable growth.

The General Plan Principle IV A.6.c states, "Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Steps to implement this principle include redesigning vacant land for higher density uses or mixed use..." GPA230009 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop an existing site that is under-utilized, with aging structures and outdated infrastructure. The development of the site would be an improvement of existing conditions. The Mission Style tilt up concrete building with 17% landscaped area would effectively revitalize the area. The proposed Project would be consistent with this principle.

This is simply a sampling of the principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent principles. There are no principles that the General Plan Amendment is in conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

9. The proposed change does not involve a change or is in conflict with any Foundation Component designation in the General Plan. The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

10. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by better accommodating for industrial uses nearby the Interstate-10 corridor which is a prime location for such uses with access to Interstate Therefore, the proposed General Plan Amendment is not detrimental to the purposes of the General Plan and specifically implements it by strategically planning for land uses in specific locations.

11. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County. GPA23009 will provide for the approval of the implementing Project, which proposes to develop light industrial and retail community-serving uses. The proposed light industrial and commercial (artisan clay retail) uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy.

12. A duly-noticed public hearing was held in front of the Planning Commission on October 2, 2024. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 4-1 (1 abstention) in favor that the Board of Supervisors tentatively approve the Project, which includes GPA No. 230009, CZ No. 2300031, and PPT No. 230049, and TTM No. 38895.

13. A subsequent duly-noticed public hearing was held in front of the Board of Supervisors on June 10, 2025 and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 230009, CZ No. 2300031, and approved PPT No. 230049, and TTM No. 38895 by a vote of 5.0 in favor.

**GENERAL PLAN AMENDMENT (GPA) NO. 240005**

14. General Plan Amendment (GPA) No. 240005 amends the Foundation component from Rural Community to Community Development and the land use designation from Commercial Retail (CR) and Very Low Density Residential (VLDR) to Light Industrial (LI) in the northern portion of the project site (APNs 317-080-003, -004, -005, -006, -007, -008, -013, -014, -019, -020, -021, -022, -023, -027, -028, -029) and change the Foundation from Rural Community to Open Space and the land use designation from Very Low Density Residential (VLDR) to Recreation (R) in the southern portion of the project site (APNs 317-090-002, -003, -004, -005, -007, -006, -008).

15. GPA No. 240005 is associated with Change of Zone No. 2200062, a proposal to change the zoning on the site from Light Agriculture, one-acre minimum (A-1-1), Rural Residential, ½-acre minimum (R-R-1/2) to Industrial Park (I-P) in the northern portion of the site where the warehouse building is proposed and to leave the existing zoning of A-1-1 in the southern portion of the site where the park is proposed.

16. GPA No. 240005 is associated with Plot Plan No. 220050, a proposal for the construction and operation of a total of 1,003,510 square foot warehouse/distribution/manufacturing development on 44.66-acres and development of a community park on 13.33 acres for a total site area of 58.0 acres.
17. GPA No. 240005 is associated with Tentative Parcel Map No. 38601, a proposal for a Schedule E subdivision of 44.84 acres (net) to consolidate the existing 16 parcels generally located north of the MWD parcel into one parcel.
18. The site for GPA No. 240005 consists of APNs 317-080-003, 317-080-004, 317-080-005, 317-080-006,317-080-007, 317-080-008, 317-080-013, 317-080-014, 317-080-019, 317-080-020, 317-080-021, 317-080-022, 317-080-023, 317-080-027, 317-080-028, 317-080-029, 317-090-003, 317-090-004, 317-090-005, 317-090-006, 317-090-007, and is located within the Mead Valley Area Plan. Once the Tentative Parcel Map is finalized and recorded the line configuration will change and the APN numbers may change.
19. GPA No. 240005 includes both a change to the Foundation as well as to the land use designations of the General Plan, including a change to the Open Space Foundation. As such, pursuant to Ordinance No. 348 Sections 2.4 and 2.5, the General Plan Amendment is defined as both a Regular Foundation General Plan Amendment and an Entitlement/Policy General Plan Amendment.
20. Pursuant to Article II: Section 2.5, Subsection G of Ordinance 348, a Regular Foundation Amendment to the General Plan may be approved provided the following listed below are met:
    a. that new conditions or circumstances disclosed during the review process justify modifying the General Plan;
    b. that the modifications do not conflict with the overall Riverside County Vision; and
    c. that they would not create an internal inconsistency among the elements of the General Plan.
21. The year 2008 is generally used as a benchmark for consideration of identifying new conditions or circumstances since that is the year that the County started its preparation of its last comprehensive General Plan update that was approved in 2015. Since 2008, the e-commerce and logistics industry has changed significantly that has resulted in a greater need for warehouse type buildings to accommodate the individual companies associated with this industry. In April 2018, the Southern

California Association of Governments (SCAG) published Industrial Warehousing in the SCAG Region, which identifies the SCAG region that this project site is part of as a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. Furthermore, this was accelerated with the COVID-19 pandemic and the way people work and shop. Fundamental movement and storage of goods resulted in greater reliance on warehouse type buildings to serve the industry, resulting in new conditions and circumstances that justify modifying the General Plan.

22. The modifications do not conflict with the overall Riverside County Vision. The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Impact Report and made available for the public and for decision makers on the project to consider.

    On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The project would continue to support employment in the area and in a type of use or business that is a growing market in the area.

    On the topic of Air Quality, the General Plan Vision Statement provides, "Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance." The General Plan Amendment will change the majority of the site that is designated Rural Community: Very Low Density Residential (RC:VLDR) and some Commercial Retail (CR) to Light Industrial (LI). The project's Environmental Impact Report provides that the operation of the proposed project would result in emissions greater than SCAQMD daily thresholds and would thus be a

potentially significant impact from a regional perspective. All feasible mitigation measures have been incorporated into the project to minimize these regional impacts. However, the local impacts from the proposed project were also analyzed and would be below standard thresholds for impacts to nearby areas. Therefore, while areas immediately to the north, west, and south are designated for or contain residential development, residential uses would not be directly significantly impacted by the proposed project air emissions.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan screening tables included with the project Environmental Impact Report, the project is providing certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area and in a type of use or business that is a growing market in the area. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Impact Report, in particular on aesthetics, local air quality, and noise.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

23. The modifications would not create an internal inconsistency among the elements of the General Plan. The change to the Foundation and land use designations included with the General Plan Amendment would not result in an internal inconsistency since the change itself does not conflict specifically with any other plan or policy of the General Plan and the Project is consistent with the applicable policies of the General Plan as noted in the following findings.

24. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy Amendment to the General Plan may be approved provided the following first two findings listed below are met and one or more of the subsequent findings listed below are met:

    a. The proposed change does not involve a change in or conflict with:

        i. the Riverside County Vision;

        ii. any General Planning Principle set forth in General Plan Appendix B; or

        iii. any Foundation Component designation in the General Plan.

    b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

    c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

    d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

    e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

    f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

    g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

25. The proposed change does not involve a change or is in conflict with the Riverside County Vision as noted in the prior Foundation General Plan Amendment findings.

26. The proposed change does not involve a change or is in conflict with any General Planning Principle set forth in General Plan Appendix B. General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries. Facilitation of warehouse and logistics center has been a local and regional trend to accommodate best where transportation facilities exist that support it and that minimize impacts to existing communities. The project seeks to follow this local and regional trend, while implementing design and operational features to minimize impacts to and respect the existing and surrounding communities. Furthermore, existing industrial designations and development do exist along Cajalco Road immediately to the east that this amendment would function as a further extension of this industrial area.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location off of Cajalco Road that is designated an Expressway in the General Plan and is nearby Interstate-215 for regional transportation access.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

27. The proposed change does not involve a change or is in conflict with any Foundation Component designation in the General Plan. The proposed General Plan Amendment would include a

Foundation change. The necessary findings for the Foundation change are made in the preceding section.

28. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by better accommodating for industrial uses nearby the Interstate-215 corridor which is a prime location for such uses with access to Interstate 215. Therefore, the proposed General Plan Amendment is not detrimental to the purposes of the General Plan and specifically implements it by strategically planning for land uses in specific locations.

29. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County. The project site is currently designated primarily Rural Community: Very Low Density Residential (RC:VLDR) with a portion of Commercial Retail (CR) in the northeast corner of the site. This is proposed to be changed primarily to Light Industrial (LI) in the northern portion of the site to facilitate the warehouse and Open Space: Recreation (OS:R) in the southern portion of the site to facilitate the park. The change to LI would provide for greater development capacity and creation of jobs for the area and as a direct extension to LI designated properties to the east. Additionally, as mentioned previously, development of warehouse and logistics centers is a more regional trend that has resulted in an additional source of jobs for the region.

30. A duly noticed public hearing was held in front of the Planning Commission on August 20, 2025. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 3-2 in favor that the Board of Supervisors tentatively approve the Project, which includes GPA No. 240005, CZ No. 2200062, PPT No. 220050, and TPM No. 38601.

31. A subsequent duly noticed public hearing was held in front of the Board of Supervisors on October 21, 2025, and, after taking public testimony, closed the public hearing and tentatively approved GPA

No. 240005, CZ No. 2200062, and approved PPT No. 220050, and TPM No. 38601 by a vote of 5-0 in favor.

**GENERAL PLAN AMENDMENT (GPA) NO. 220009**

32. General Plan Amendment No. 220009 is a request to amend the General Plan land use designation from Rural Community – Very Low Density Residential (RC-VLDR) (1 du/acre) to Rural Community – Low Density Residential (RC-LDR) (2 du/acre).
33. GPA No. 220009 is associated with Change of Zone No. 2200031 a proposal to change the zoning classification from Light Agriculture, 10-Acre Minimum Lot Size (A-1-10) to One-Family Dwellings, 10,000 square foot minimum lot size (R-1-10,000).
34. GPA No. 220009 is associated with Tentative Parcel Map (TPM) No. 38510 a proposal to subdivide the 140.8-acre property to develop 231 residential lots on approximately 87.57 acres, four open space lots on 23.82 acres, including a trailhead with parking on 0.62 acres, three water quality basins on 5.39 acres, a sewer lift station on 0.25-acre, with street improvements and right-of-way dedications on approximately 23.14 acres.
35. The site GPA No. 220009 consists of APN 245-300-001 and 245-300-004 and is located within the Lake Mathews/Woodcrest Area Plan.
36. GPA No. 220009 is an entitlement/policy amendment to amend the land use designation within the Rural Community Foundation from Very Low Density Residential (VLDR) to Low Density Residential (LDR).
37. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy Amendment to the General Plan may be approved provided the following first two findings listed below are met and one or more of the subsequent findings listed below are met:
    a. The proposed change does not involve a change in or conflict with:
        i. the Riverside County Vision;
        ii. any General Planning Principle set forth in General Plan Appendix B; or
        iii. any Foundation Component designation in the General Plan.
    b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

38. The RCIP Vision includes twelve major topics identified as important to the County and includes both past accomplishments as well as goals for creating a sense of place and community. Within the broader subject areas, the Vision provides a more detailed listing of both the County's values as well as specific expectations for the built environment, intended to act as a guide to property owners, developers and decisionmakers.

39. GPA220009 is consistent with the intent of the Riverside County Vision, including the Housing Vision requiring that proposed development be well integrated within the community. The Project site provides an additional housing opportunity located within the established residential community of Woodcrest. The Project supports "The Healthy Communities Vision" by including a multipurpose trail with trailhead, parkways, preserving the arroyo "Golden Star creek," open space with gathering space and benches, and pedestrian paths. These amenities provide an improvement to the quality of life of the residents by providing active and passive recreational options. GPA220009 proposes to change the existing land use from RC-VLDR to RC-LDR which allows an increase in density and are all residential land uses. The proposed Project would be an infill project in that it is a vacant property surrounded by residential development. The proposed revision to the property's Land Use Designation would facilitate the construction of 231 residential units, executing a key principle of the General Plan and its implementing documents to provide additional housing opportunities for

the County's current and future population and would be an improvement to what is currently existing (vacant land) and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to "Our Communities and Their Neighborhoods." GPA220009 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for an additional housing opportunity located within the established residential community of Woodcrest. This discussion related to the General Plan Vision Statement that the General Plan Amendment is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

40. General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. GPA220009 is consistent with this principal because it facilitates the proposed tentative tract map and will comply with the General Plan by providing an opportunity for an increase in the availability of housing. The tract map will create single-family residential housing while also promoting a sense of community, with a new trail, active and passive recreational areas, and preservation of natural features including an arroyo named "Golden star creek." The tentative tract map site is consistent with the "Rural Community- Low Density Residential" land use designation and all other requirements of the General Plan.

41. The proposed land use designation would be within the same Foundation Component (Rural Community) of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Rural Community Foundation.

42. An amendment is required because special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The increased demand for housing emphasizes the site as an opportunity for housing development. The Project site is currently within the Rural Community Foundation Component and GPA220009 is proposing to amend the land use designation to a higher density within the same foundation component. The density range is from 1 dwelling units per acre to 2 dwelling unit per acre, which would allow for additional housing.

43. A duly noticed public hearing was held in front of the Planning Commission on September 03, 2025. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 4-0 that the Board of Supervisors tentatively approve the Project, which includes GPA No. 220009, CZ No. 2200031, and TTM No. 38510.

44. A subsequent duly noticed public hearing was held in front of the Board of Supervisors on October 7, 2025, and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 220009, CZ No. 2200031, and TTM No. 38510 by a vote of 5-0 in favor.

**GENERAL PLAN AMENDMENT (GPA) NO. 240093**

45. The March Area Plan was previously adopted via Resolution 2025-114 and included exhibits that incorrectly displayed mapped land use designations, administrative boundaries, or other layers within the March area plan boundary.
46. General Plan Amendment (GPA) No. 240093 updates the previously approved March Area Plan to correct omissions or errors in the text of the Area Plan and updates and correct exhibits within the Area Plan.
47. GPA No. 240093 is associated with Change of Zone CZ2400060 which establishes zones for areas of the March Area Plan.
48. Article II, Section 2.4 of Ordinance No. 348 delineates the process for General Plan Amendments and any required findings for Entitlement / Policy, Technical, or Foundation Component Amendments.
49. GPA No. 240093 is an Entitlement / Policy Amendment to the General Plan as it involves a change in land use designations and does not change the boundaries of an existing component. The March Area Plan land uses were previously adopted, mapped, and managed by the March Joint Powers Authority ("March JPA") as part of its Joint Powers agreement with the County of Riverside, City of Perris, City of Riverside, and City of Moreno Valley. The proposed GPA No. 240093 adopts all existing land uses within the March General Plan which the March JPA previously adopted with no Foundation Components mapped to the area, as no Foundation Components was adopted by the March JPA. The proposed GPA No. 240093 also adopts the March Area Plan, which incorporates March JPA's general plan for the territory, into the County General Plan.
50. Pursuant to Article II, Section 2.4, Subsection C.2 of Ordinance No. 348, the following first two findings, and any one or more of the subsequent findings listed below must be made for any resolution approving an Entitlement / Policy Amendment to the General Plan:
    a. The proposed change does not involve a change in or conflict with:
        i. The Riverside County Vision;
        ii. any General Planning Principle set forth in General Plan Appendix B; or
        iii. any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

51. GPA No. 240093 would not change or conflict with the Riverside County Vision, any General Planning Principal set forth in General Plan Appendix B, or Foundation Component Designation in the General Plan.

The GPA amends the General Plan to add a new Area Plan, the March Area Plan, and map existing land uses which were previously adopted and managed by the March JPA. The proposed March Area Plan incorporates the General Plan of the March Joint Powers Authority ("March General Plan") as an Area Plan, amending other area plans to remain consistent with the project, while keeping the same Vision and overarching policies and intent of the Riverside County General Plan ("General Plan"), which would apply within the March Area Plan boundaries.

a. No additional values were added to the Vision statement, and no policy within the March Area Plan is in conflict with the overall Vision of the General Plan. The GPA does not conflict with any General Plan Planning Principal, as the March Area Plan does not propose policies that apply county-wide and is otherwise consistent with the Principals listed in Appendix B of the General Plan.

b. The land uses mapped within the March Area Plan did not have a Foundation Component mapped to the area, therefore it is not possible that GPA No. 240093 would be in conflict with any Foundation Components.

52. GPA No. 240093 would either contribute to the purposes of the General Plan, or at a minimum, not be detrimental to them. The General Plan implements a system of Area Plans to "provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas". This March Area Plan and existing land uses from the March Territory complement the existing area plan system as a new March Area Plan in the existing mosaic of area plans, which includes policies that mirror existing March JPA General Plan and compliment or expand on County General Plan policies. Moreover, none of the existing land uses incorporated from the March Territory are inconsistent or incompatible with the overall County General Plan as the March Area Plan serves as the land use and policy direction for this territory.

53. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The dissolution of the March JPA land use authority over the area described by Amendment 14 to the Joint Powers Agreement was a circumstance that was unplanned for in the creation of the County General Plan. The current County General Plan identified the area of the March JPA as being managed by the Joint Powers Authority, noting as such in land use tables and directing readers to view the March General Plan for more information about policies within the March JPA General Plan.

54. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors. The March Joint Powers Authority retained land use authority over the boundary of the proposed March Area Plan pursuant to the March Joint Powers Authority Agreement from September 7, 1993 to June 30, 2025, when authority was reverted back to County control, pursuant to Amendment 14 of the March JPA Agreement. The project incorporates the existing March General Plan, existing land use designations and maps, and policies into the newly created March Area Plan.

55. A duly noticed hearing for GPA No. 240093 was held before the Planning Commission on May 7, 2025. At that hearing, staff presented the project, the Commission received public testimony and

held discussion, and the item was continued to May 21, 2025, in order to allow time to consider additional comments that were received by staff on the day of the hearing.

56. A subsequent continued public hearing for GPA No. 240093 was held before the Planning Commission on May 21, 2025. At that hearing, staff presented the project, the Commission received public testimony, and closed the public hearing, recommending adoption of the proposed project to the Board of Supervisors by a vote of 5-0.

57. GPA No. 240093 was noticed for a public hearing before the Board of Supervisors for June 10, 2025, which was then continued to June 24, 2025.

58. A subsequent continued public hearing for GPA No. 240093 was held on June 24, 2025. At that hearing, staff presented the project, the Board of Supervisors received public testimony and considered the project, closed the public hearing, and indicated their intent to adopt the project with additional language provided to the County through Tribal consultation.

**THEREFORE, BE IT FURTHER RESOLVED** that the Board of Supervisors take the following actions:

**GENERAL PLAN AMENDMENT (GPA) NO. 230009**

59. **ADOPTS** General Plan Amendment No. 230009, as described herein and shown on Exhibit A titled "GPA230009 – Proposed Land Use", attached hereto and incorporated herein by reference.

**GENERAL PLAN AMENDMENT (GPA) NO. 240005**

60. **ADOPTS** General Plan Amendment No. 240005, as described herein and shown on Exhibit B titled "GPA240005 – Proposed Land Use", attached hereto and incorporated herein by reference.

**GENERAL PLAN AMENDMENT (GPA) NO. 220009**

61. **ADOPTS** General Plan Amendment No. 220009, as described herein and shown on Exhibit C titled "GPA220009 – Proposed Land Use", attached hereto and incorporated herein by reference.

**GENERAL PLAN AMENDMENT (GPA) NO. 240093**

62. **ADOPTS** General Plan Amendment No. 240093, as described herein and shown on Exhibit D titled "March Area Plan & Exhibits", attached hereto and incorporated herein by reference.

**CHANGE OF ZONE (CZ) NO. 2300031**

63. **ADOPTS** Ordinance No. 348.5034, associated with GPA No. 230009, Tentative Tract Map No. 38895, and Plot Plan No. 230049, consistent with the Board's actions on June 10, 2025.

**CHANGE OF ZONE (CZ) NO. 2400060**

1. **ADOPTS** Ordinance No. 348.5046, associated with GPA No. 240093, amending the zoning in the March Area Plan, as shown on Map No. 2.2517, consistent with the Board's actions on June 24, 2025.

**CHANGE OF ZONE (CZ) NO. 2200031**

2. **ADOPTS** Ordinance No. 348.5047, associated with GPA No. 220009, and Tentative Tract Map No. 38510, consistent with the Board's actions on October 7, 2025.

**CHANGE OF ZONE (CZ) NO. 2200062**

1. **ADOPTS** Ordinance No. 348.5048, associated with GPA No. 240005, Plot Plan No. 220050, and Tentative Parcel Map No. 38601, consistent with the Board's actions on October 21, 2025.

**TENTATIVE TRACT MAP (TTM) NO. 38510**

2. **ADOPTS** Tentative Tract Map No. 38510 associated with GPA No. 220009, and Change of Zone No. 2200031, consistent with the Board's actions on October 7, 2025.

**TENTATIVE PARCEL MAP (TPM) No. 38601**

3. **ADOPTS** Tentative Parcel Map No. 38601 associated with GPA No. 240005, Plot Plan No. 220050 and Change of Zone No. 2200062, consistent with the Board's actions on October 21, 2025.

**PLOT PLAN (PPT) NO. 220050**

4. **ADOPTS** Plot Plan No. 220050 associated with GPA No. 240005, Tentative Parcel Map No. 38601, and Change of Zone No. 2200062, consistent with the Board's actions on October 21, 2025.

**ALL AMENDMENTS**

5. **DIRECT** the Planning Department to incorporate the changes made by the General Plan Amendment Nos. 230009, 240005, 220009, and 240093, and Change of Zone Nos. 2300031, 2200062, 2200031, and 2400060 into the Riverside County General Plan and associated elements, area plans, tablets, GIS data, maps, ordinances, and figures, and make any corrections as necessary.

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

**ATTACHMENTS**

EXHIBIT A: GPA230009 – Proposed Land Use

EXHIBIT B: GPA240005 – Proposed Land Use

EXHIBIT C: GPA220009 – Proposed Land Use

EXHIBIT D: March Area Plan & Exhibits

**Board of Supervisors** **COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2025-271**

**AMENDING THE RIVERSIDE COUNTY GENERAL PLAN**
**2025 GENERAL PLAN AMENDMENTS – 3RD CYCLE**
**(THIRD CYCLE OF GENERAL PLN LAND USE ELEMENT AMENDMENTS FOR 2025)**

ROLL CALL:

| | |
|---|---|
| Ayes: | Medina, Spiegel, Washington, Perez, and Gutierrez |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

11/04/2025 Item 3.20

**Board of Supervisors** **County of Riverside**

**RESOLUTION NO. 2025-275**

**ACKNOWLEDGING AND MODIFYING SPECIFIC MARCH JPA RESOLUTIONS AND APPROVALS RELATED TO LAND USE ENTITLEMENT**

**WHEREAS,** on September 7, 1993, the CITY OF MORENO VALLEY, a general law city of the State of California, the CITY OF PERRIS, a general law city of the State of California, the CITY of RIVERSIDE, a charter city and municipal corporation of the State of California (collectively referred to as "Cities"), and the COUNTY OF RIVERSIDE ("County"), a political subdivision of the State of California, (collectively referred to as "Parties") contracted with each other for the joint exercise of powers pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California, to establish the March Joint Powers Authority ("March JPA") and govern the March JPA territory, as defined in the March JPA General Plan as of the adoption date of this ordinance, attached hereto and incorporated herein by reference as Attachment "A" ("March Territory");

**WHEREAS,** the March JPA was established as a public entity, separate and apart from its members, and, as provided by law and is be empowered to take such actions as may be necessary or desirable to implement and carry out the purpose of the March JPA Joint Powers Agreement ("Agreement");

**WHEREAS,** the Agreement allows the Parties to develop and formulate goals, objectives, and priorities of the March JPA, amend the Joint Powers Agreement, or to create an appropriate successor entity to implement such goals, objectives, and priorities, and shall continue until terminated by the Parties hereto by their mutual written consent of the Parties.

**WHEREAS,** the Parties have amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 10/27/25



NOV 0 4 2025 3.20

1. Through June 30, 2025, the express powers of March JPA are as follows:

   A. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

   B. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Agreement;

   C. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

   D. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

   E. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and implementing plans for the use and reuse of the former March Air Force Base; and,

   F. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is all collectively identified as the March Territory, including the preparation and adoption of a General Plan and /or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

   A. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

B. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B map of the Agreement, and having all the rights, powers, and duties related thereto including authority for airport master planning, airport development approvals, and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

C. The non-exclusive representation of the Parties and the wider region in state and federal matters affecting the March Air Reserve Base; and,

D. The continued operation and management of March JPA property or property districts outside the March Territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

**WHEREAS,** on April 18, 2023, the Parties entered into a Tax and Revenue Sharing Agreement to ensure an equitable distribution of revenues associated with the March Territory, which remains in effect until August 1, 2041.

**WHEREAS,** on April 18, 2023, the Parties entered into a Governmental Municipal Services Agreement to outline the responsibility for March JPA and the County related to providing governmental municipal services within the March Territory through June 30, 2025, as follows:

1. Through June 30, 2025, March JPA shall continue to provide the following services within the March Territory:

A. Entitlements. Review and consideration of all land use applications, and related planning, zoning and building entitlements;

B. Building Permits. Issuance of building permits;

C. Uniform Codes. Preparation and adoption of uniform building codes pursuant to the Uniform Codes ("UBC") of the State of California, as well as health and safety regulations, related to the construction, operation and maintenance of buildings;

D. Plan Review. Review of all building and construction plans for private or public improvements proposed to be constructed, improved, or reconstructed within the March Territory, including, but not limited to, building and construction plans, street improvement plans, traffic signal plans, signage plans, striping plans, and grading and drainage plans;

E. Inspection. Inspection of public improvements prior to acceptance of such public improvements by March JPA;

F. Certification of Occupancy. Final inspections and issuance of certificates of occupancy for the occupancy of buildings;

G. Maintenance Districts. Creation and implementation of landscape and lighting maintenance districts to perform maintenance and irrigation on all landscape within public rights-of-way appurtenant to new development, or as appropriate, appurtenant to existing buildings, including, but not limited to, landscape easements, landscape within the right of way, landscaped medians, common open space, non-regional project storm water detention basins, certain flood control facilities, street sweeping and all catch basins and all street light maintenance, repair and electrical charges pertaining to street lighting, except as such landscaping and lighting is otherwise owned, operated and maintained by the United States of America, or until such time as the territory, including such landscaping and lighting, is annexed to one of the municipal entities;

H. Right-of-way Acquisition. Acquisition of all necessary public rights-of-way;

I. Street Maintenance. Except as otherwise specified in this Agreement, maintenance and operation of all public streets, and related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed-upon standards;

J. Maintenance and Operation of Access Road. Maintenance and operation of the permanent roadway which provides access to County's Ben Clark Training Center and the base reuse territory at such time as such road is permanently reconstructed and realigned;

K. Street Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the March JPA; and,

L. Annual Inspections. Annual building code, fire, and National Pollutant Discharge Elimination System (NPDES) inspections, and the March JPA will handle enforcement of all actions arising from building code and NPDES inspections.

2. Through June 30, 2025, the County shall continue to provide the following services within the March Territory.

A. Public Safety. Public safety services of the County Sheriff's Department, at the level specified in and pursuant to the terms of that certain existing agreement between the Authority and the County Sheriff's Department, effective on July 1, 2022 which agreement expires June 30, 2027;

B. Emergency Fire and Fire Marshal. Emergency fire response services and fire marshal services;

C. Emergency Response. Emergency medical response, technical rescue response and emergency hazardous materials response;

D. Plan Review. Fire sprinkler and water system and underground fire plan review for all buildings to be constructed or tenant improvements made to buildings within the March Territory including plan checks, fire occupancy inspections, OSHPD (hospitals and acute care facilities) plan checks, and fire marshal plan reviews, to the extent required by law;

E. Road Plan Review. Review and approval of construction plans, inspection, maintenance, and operation, with regard to Van Buren Boulevard, Barton Road, and Alessandro Boulevard within the County, including related public street

improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed upon standards;

F. Annual Inspections. The County will handle the enforcement of all actions arising from the Annual Inspections referenced above in Section 1.1 with the exception of those arising from building code or NPDES inspections;

G. Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the County;

H. Animal Control. The County will provide all animal control services;

I. Code Enforcement. The County will provide code enforcement services; and

J. Additional Services. The March JPA may request additional services, and the County may agree to provide additional services and be compensated for the additional services. A separate agreement shall be entered into for each occurrence.

**WHEREAS,** collectively, the terms of the Fourteenth Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement of the Parties, and the Government Municipal Services Agreement of the Parties (collectively referred to as the "March JPA Consolidation Documents") describe the reduction in responsibilities of March JPA within the March Territory beginning on July 1, 2025. As a result, beginning on July 1, 2025, the County agrees to assume responsibility for the March Territory, as follows:

1. The County's express powers for the March Territory shall include the following:

A. Recognizing previously approved land use entitlements and permits within the March Territory;

B. Planning and implementing the development of the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law. This does not include planning and implementing the development of airport land owned by the March Inland Port Airport Authority or located on March Inland Port Airport Property;

C. Providing all municipal services within the March Territory, as described in the Governmental Municipal Services Agreement;

D. Continuing to execute the agreed-upon tax and revenue sharing within the March Territory, as described in the Tax and Revenue Sharing Agreement; and,

E. Entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025:

A. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party of signatory.

B. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory.

C. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory.

D. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

3. Notwithstanding the above provisions of Section 1. and 2., the County will have the express powers to enter into new, existing, or revised contracts, settlements, agreements, disposition and development agreements, and development agreements, including the assignment and assumption of any applicable agreements, for the March Territory beginning July 1, 2025.

**WHEREAS,** on June 24, 2025, Resolution No. 2025-114 ("March Resolution") acknowledged the previously approved land use entitlements within the March Territory, some of the land use actions taken by March JPA, and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. The actions taken in the March Resolution were based on the following legal authority:

1. March JPA Consolidation Documents, which the Parties agreed for the County to obtain land use jurisdiction over the March Territory beginning July 1, 2025.
2. California Government Code Section 6539.9.1, which acknowledges the return of land use authority to the County and outlines the transfer of jurisdiction over landscaping and lighting maintenance districts and community facilities districts from March JPA to the County.
3. Article XI, Section 7 of the California Constitution, which authorizes the County of Riverside to adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and declare certain conditions, like substandard buildings and portions thereof, a public nuisance.
4. California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provides for the regulation of the intensity of land use and the adoption of zoning and development standards.
5. California Subdivision Map Act (Division 2 of Title 7 of the California Government Code), which provides for the regulation of all land divisions.
6. California Government Code Section 25845, which permits a county to establish procedures for the abatement of a nuisance and related cost recovery.

**WHEREAS,** on June 24, 2025, the March Resolution was being considered along with an amendment to the Comprehensive General Plan, which created the March Area Plan incorporating the March Territory in order for the County to assume land use jurisdiction and responsibility as identified in the March Consolidation Documents.

**WHEREAS,** on June 24, 2025, the March Resolution was also being considered along with Ordinance No. 997 (referred to as the "March Ordinance"), which established the rules, regulations, and requirements related to parcels within the March Territory in order to promote the public health, safety, and welfare of the residents of the County of Riverside, as follows:

1. Establish the regulations related to parcels within the March Territory;
2. Adopt the March Development Code (March JPA Ordinance Nos. 12-01, 12-04, 16-01, 16-03, 18-02, and 19-03) with amendments created by the March Ordinance in order to create the land use standards for all the March Territory, which incorporates the March Territory,

as designated by the Riverside County Comprehensive General Plan. More specifically, the adoption of the March Development Code, as amended, shall include all the zoning and development standards with amendments related only to the processing of all entitlements and permits;

3. Adopt the March Business Center Specific Plan, Specific Plan No. 01 (sometimes also referred to in the documents as "Specific Plan No. 2") (March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

4. Adopt the United States Veterans Educational & Training Center Specific Plan, Specific Plan No. 03 (March JPA Ordinance No. 03-05), and the Air Force Village West Specific Plan, Specific Plan No. 04 (March JPA Ordinance No. 04-03) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

5. Adopt the Meridian Specific Plan, Specific Plan No. 05 (March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

6. Adopt the U.S. Vets Transitional Housing Program Specific Plan, Specific Plan No. 06 (March JPA Ordinance Nos. 11-05 and 24-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

7. Adopt the March Lifecare Campus Specific Plan, Specific Plan No. 07 (March JPA Ordinance Nos. 09-03, 09-04, and 11-02) with amendments replacing the processing

requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

8. Adopt the March Truck Route Ordinance (March JPA Ordinance Nos. 09-01, 17-06, and 21-02), which is applicable to the entire March Territory; and,

9. Adopt all other Riverside County Board of Supervisors Policies and Ordinances, which will be applicable to the entire March Territory, including, but not limited to the following:

   A. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";

   B. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";

   C. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";

   D. Riverside County Ordinance No. 671 "Establishing Consolidated Fees for Land Use and Related Functions";

   E. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";

   F. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";

   G. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,

   H. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

**WHEREAS,** the purpose of this Resolution No. 2025-275 ("Updated March Resolution") is to supersede and replace the prior Resolution No. 2025-114 (March Resolution) in order to acknowledge additional previously approved land use entitlements within the March Territory and some of the land use actions taken by March JPA, which includes approvals related to the March Business Center Implementation Committee.

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on November 4, 2025, that:

1. The above recitals are incorporated herein by this reference.

2. This resolution, Resolution No. 2025-275 ("Updated March Resolution"), supersedes and replaces the prior Resolution No. 2025-114 (March Resolution) in order to acknowledge additional previously approved land use entitlements within the March Territory and some of the land use actions taken by March JPA, which includes approvals related to the March Business Center Implementation Committee.

3. All March Business Center Implementation Committee approvals (including extensions of time) related to land use entitlements are acknowledged by the County of Riverside and incorporated herein by reference (collectively referred to as the "March Committee Approvals").

4. All March JPA Planning Director or March JPA Planning Manager approvals related to land use entitlements are acknowledged by the County of Riverside and incorporated herein by reference (collectively referred to as the "March Director Approvals").

5. The following March JPA Resolutions, including the actions taken therein, are acknowledged by the County of Riverside (collectively referred to as "Acknowledged March Resolutions") and incorporated herein by reference:

   i. **March JPA Resolution No. 99-05**

      a. Summary: Establish that Certain Buildings are "Existing Buildings" for the Purposes of Chapter 34 of the State Building Standards Code

      b. Applicability: Entire March JPA Territory

   ii. **March JPA Resolution No. 03-02:**

      a. Summary: Adopt General Plan Amendment for the March Business Center

      b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

   iii. **March JPA Resolution No. 03-03:**

      a. Summary: Override Airport Land Use Commission for the March Business Center

      b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

   iv. **March JPA Resolution No. 03-12:**

a. Summary: Amend the General Plan to Allow Temporary Dormitory Uses

b. Applicability: Entire March JPA Territory

v. **March JPA Resolution No. 03-16:**

a. Summary: Approve Design Guidelines for March Business Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

vi. **March JPA Resolution No. 04-11**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Air Force Village West

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

vii. **March JPA Resolution No. 04-13**

a. Summary: Adopt General Plan Amendment for Air Force Village West Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

viii. **March JPA Resolution No. 04-20**

a. Summary: Approve Plot Plan 04-02 with Conditions of Approval and Change of Zone for a restaurant (Little Taste of the South)

b. Applicability: 15272 4th Street

ix. **March JPA Resolution No. 04-22**

a. Summary: Approve Plot Plan 04-08 with Conditions of Approval and Change of Zone for a retail framing gallery

b. Applicability: Northeast corner of N. Street and 3rd Street

x. **March JPA Resolution No. 06-02**

a. Summary: Approve Conditional Use Permit 05-01 with Conditions of Approval for CTE Geotechnical firm to allow reduced parking

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xi. **March JPA Resolution No. 07-03**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-04 (Sunfield) with

Conditions of Approval to allow one tilt-up concrete building and the associated development of approximately 123,282 square feet, with a planned expansion to 170,500 square feet for refrigerated food processing facilities and ancillary services

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xii. **March JPA Resolution No. 07-04**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-05 (Garden) with Conditions of Approval for a 208,000 square foot concrete building for food processing uses, ancillary office areas, and a refrigerated warehouse

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiii. **March JPA Resolution No. 07-11**

a. Summary: Amend Tentative Map 30857 with Conditions of Approval

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiv. **March JPA Resolution No. 07-12**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Adopt Plot Plan 05-06 (Smurfit Stone) with Conditions of Approval to allow for a 356,000 square foot industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xv. **March JPA Resolution No. 07-13**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 06-06 (Intellicenter) with Conditions of Approval and Variance Application ZV 06-01 to allow a 159,000 square foot office building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvi. **March JPA Resolution No. 07-35**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center, Approve Parcel Maps 36577, Tentative Tract Map 35678, and Plot Plan 07-03 and their associated Conditions of Approval to allow the subdivision of 4.97 acres of business park property into a commercial condominium lot and a 40,000 square foot office condominium

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvii. **March JPA Resolution No. 07-37**

a. Summary: Adopt an Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan and Approve Plot Plan 07-05 with Conditions of Approval to allow for the Air Force Village West Chapel and Meeting Hall

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

xviii. **March JPA Resolution No. 08-01**

a. Summary: Approve Building Area within Accident Potential Zones, which were previously approved by Resolution No. 05-17

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xix. **March JPA Resolution No. 08-04**

a. Summary: Approving Limited to Modifications to Mitigation Measures of the previously adopted Mitigated Negative Declaration for Sunfield, which was approved through Resolution No. 06-22b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xx. **March JPA Resolution No. 08-21**

a. Summary: Identifying Sensitive Receptors around the March JPA Planning Area pursuant to the 2008 Sensitive Receptor Map, which includes schools, churches, hospitals, libraries, housing, parks, playgrounds, day care centers and nursing homes

b. Applicability: Entire March JPA Territory

xxi. **March JPA Resolution No. 09-02**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 08-02 (Horizon Industrial) with Conditions of Approval to allow a 44,772 square foot light industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xxii. **March JPA Resolution No. 09-12**

a. Summary: Adopt the Mitigated Negative Declaration and Approve Conditional Use Permit 08-01 with Conditions of Approval for Verizon Cell Tower

b. Applicability: 15260 6th Street, Riverside

xxiii. **March JPA Resolution No. 09-30**

a. Summary: Planning Commission Recommendation – Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxiv. **March JPA Resolution No. 09-32**

a. Summary: Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific

Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxv. **March JPA Resolution No. 09-33**

a. Summary: Adopt a General Plan Amendment for the March LifeCare Campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxvi. **March JPA Resolution No. 10-20**

a. Summary: Certifying the Subsequent Environmental Impact Report for the Meridian Specific Plan (Specific Plan 5) and Adopt the Findings pursuant to CEQA, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program and Meridian Specific Plan, Specific Plan 5 to approve uses ranging from business park, commercial, industrial, mixed use, public facilities, open space, Metrolink, and sewer facilities

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxvii. **March JPA Resolution No. 10-21**

a. Summary: Amending the March JPA General Plan for the Meridian Specific Plan Amendments

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxviii. **March JPA Resolution No. 10-22**

a. Summary: Approval of Tentative Tract Map No. 30857 Amendment No. 2 with Conditions of Approval

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxix. **March JPA Resolution No. 10-23**

a. Summary: Approve Plot Plan 09-01 with Conditions of Approval to allow a 515,223 square foot administration and Warehouse Facility

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxx. **March JPA Resolution No. 11-16**

a. Summary: Adopt an Addendum to March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxi. **March JPA Resolution No. 11-17**

a. Summary: Approving Change of Zone 11-01 determining the building area for properties located in accident potential zone I and II within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxii. **March JPA Resolution No. 11-18**

a. Summary: Approve Variance 11-01 to allow a height variance for the construction of a 600,000 square foot warehouse facility within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiii. **March JPA Resolution No. 11-19**

a. Summary: Approve Plot Plan 11-01 with Conditions of Approval to allow a 600,000 square foot warehouse facility with ancillary office within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiv. **March JPA Resolution No. 11-29**

a. Summary: Adopting an Addendum to the March Lifecare Campus Specific Plan Final Program EIR

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xxxv. **March JPA Resolution No. 11-30**

a. Summary: Adopting a General Plan Amendment for the March LifeCare Campus Specific Plan

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xxxvi. **March JPA Resolution No. 11-31**

a. Summary: Approval of Tentative Parcel Map 36035 and Master Plot Plan 11-03 with their associated Conditions of Approval for the March Lifecare Campus Specific Plan Amendment.

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xxxvii. **March JPA Resolution No. 11-36**

a. Summary: Adopt an Addendum to the March Lifecare Campus Specific Plan Final EIR in Support of the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6

xxxviii. **March JPA Resolution No. 11-37**

a. Summary: Adopt a General Plan Amendment for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

xxxix. **March JPA Resolution No. 11-38**

a. Summary: Approve a Plot Plan with Conditions of Approval for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

xl. **March JPA Resolution No. 11-39**

a. Summary: Adopt and Addendum to the Meridian Specific Plan Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xli. **March JPA Resolution No. 11-40**

a. Summary: Approve Plot Plan Amendment 11-05 with Conditions of Approval to allow for the installation of two aboveground 15,000 gallon liquid natural gas tanks and one aboveground 4,500 gallon hydrogen tank at

an approved 524,717 square foot distribution center within the Meridian Specific Plan.

b. Applicability: Merdian Specific Plan, Specific Plan No. 5

xlii. **March JPA Resolution No.13-01**

a. Summary: Approve Design Plot Plan 11-02 and Conditions of Approval to allow a Metrolink Station within the March Business Center Specific Plan

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xliii. **March JPA Resolution No. 14-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan Subsequent EIR and Adopt General Plan Amendment 14-01 and Plot Plan Amendment 13-02, Amendment No. 1 with their associated Conditions of Approval to allow for an additional lot to a previously approved 510,000 square foot industrial development withing the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xliv. **March JPA Resolutions No. 14-19**

a. Summary: Certifying and Environmental Impact Report for the Heacock Channel Improvements Project to expand the size of the channel to properties adjacent to the March JPA

b. Applicability: Heacock Channel Improvement (not in a Specific Plan)

xlv. **March JPA Resolution No. 15-06**

a. Summary: Adopting a CEQA Addendum to the March Lifecare Campus Specific Plan Final EIR and Acquisition and Development Agreement with March Healthcare Development, LLC

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xlvi. **March JPA Resolution No. 15-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan and Approve Variance 15-01 and Plot Plan 15-01 with their associated Conditions of Approval to allow for the development of two buildings (92,725 square feet and 99,743 square feet) to allow a mixture of wholesale, storge, and warehousing services.

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlvii. **March JPA Resolution No. 16-03**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan and Approving Plot Plan Amendment 13-02, Amendment 2 with Conditions of Approval and Variance 15-02 with their associated Conditions of Approval to amend an existing approval for a 510,000 square foot speculative industrial warehouse development and to reduce the required setback by 4 feet.

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlviii. **March JPA Resolution No. 16-05**

a. Summary: Adopt an Addendum to the Final EIR for the March Business Center Specific Plan and Adopt Minor Amendments to the General Plan Land Use Element and Transportation Element

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xlix. **March JPA Resolution No. 16-06**

a. Summary: Approve Tentative Parcel Map 30857, Amendment 3, with Conditions of Approval and Amendment to March Business Center Specific Plan 1.

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

l. **March JPA Resolution No. 16-07**

a. Summary: Approve Final Parcel Map for the previously entitled US Vets Transitional Housing Program and Plot Plan 10-02

b. Applicability: US Vets Transitional Housing Program, Specific Plan No. 6

li. **March JPA Resolution No. 16-19**

a. Summary: Grant a Temporary Water Line easement to Western Municipal District to serve the Ben Clark Training Center, subject to all mitigation measures and conditions of approval established through the approval of the March Business Center Specific Plan and the Certification of the Final EIR and Addendum

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lii. **March JPA Resolution No. 16-24**

a. Summary: Approve a proposed determination of Substantial Conformance between Tentative Parcel Map 308587, Amendment No. 3 and Final Map 30857-7 with their associated Conditions of Approval for the South Campus of the March Business Center Specific Plan, approve a Subdivision Improvement Agreement with Meridian Park LLC for Final Map 30857, Accept Dedication of a drainage easement from Meridian Park, LLC, and Approve Final Map 30857-7

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Business Center Specific Plan, Specific Plan No. 1

liii. **March JPA Resolution No. 16-28**

a. Summary: Consider an EIR for the Alessandro Commerce Project, Make Responsible Agency Findings, Adopt a Mitigation Monitoring and Reporting Program, Conditionally Approving a Construction and Maintenance Agreement, Drainage, and Emergency Access Easement and Maintenance

Agreement, Stormwater and Slope Area Maintenance Plan and Maintenance Agreement and Conditionally Dedicating a portion of March JPA's property to the County of Riverside

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: Alessandro Commerce Project (not in a Specific Plan)

liv. **March JPA Resolution No. 17-03**

a. Summary: Approve a Master Conditional Use Permit 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01 with their associated Conditions of Approval to allow for the development of a commercial center and construction of 10 buildings with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lv. **March JPA Resolution No. 17-04**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to CUP 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lvi. **March JPA Resolution No. 17-18**

a. Summary: Approve 3 Conditional Use Permits (CUP 17-01, 17-02, and 17-03), Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02 with their associated Conditions of Approval to allow for the development of 13 buildings totaling approximately 157,513 square feet for Business Enterprise, Business Park, and Office Commercial Uses.

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lvii. **March JPA Resolution No.17-19**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to CUP 17-01, 17-02, 17-03, Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lviii. **March JPA Resolution No. 17-22**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan related to GPA 17-01, TM 30857, A4, PP 16-07, A1

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lix. **March JPA Resolution No. 17-23**

a. Summary: Adopt General Plan Amendment 17-01, Amendment No. 4 for Tentative Tract Map 30857 and Amendment No. 1 for Plot Plan 16-07 with their associated Conditions of Approval to allow for the development of a parcel delivery terminal within the March Business Center Specific Plan

b Applicability: March Business Center Specific Plan, Specific Plan No. 1

lx. **March JPA Resolution No. 17-24**

a. Summary: Approve Plot Plan 17-03 and four Conditional Use Permits (CUP 17-04, 17-05, 17-06, 17-07) with their associated Conditions of Approval for the development of five buildings totaling 176,396 for retail, office, and warehouse uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan 5

lxi. **March JPA Resolution No.17-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to PP 17-03 and CUPs 17- 04, 17-05, 17-06, 17-07

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxii. **March JPA Resolution No. 17-28**

a. Summary: Certify the Meridian West Campus-Lower Plateau Final EIR and Adopt Mitigation Monitoring and Reporting Program, Environmental

Findings pursuant to CEQA, and Statement of Overriding Considerations related to Meridian West Campus-Lower Plateau (GPA 16-01, TM 37107, PP 16-04)

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

lxiii. **March JPA Resolution No.17-29**

a. Summary: Adopt General Plan Amendment 16-01, Vesting Tentative Tract Map 37107, and Master Plot Plan 16-04 with their associated Conditions of Approval to allow for office, retail, mixed use, and industrial warehouse buildings for the Meridian West Campus-Lower Plateau Project

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

lxiv. **March JPA Resolution No. 18-02**

a. Summary: Certify the Freeway Business Center Final EIR and Adopt a Mitigation Monitoring and Reporting Program, Environmental Findings pursuant to CEQA, and a Statement of Overriding Considerations related to the Freeway Business Center Project (GP 15-01, CZ 14-01, PP 14-02)

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

lxv. **March JPA Resolution No. 18-03**

a. Summary: Adopt General Plan Amendment 15-01, Change of Zone 14-01. and Plot Plan 14-02 with their associated Conditions of Approval to allow for a 709,083 square-foot industrial warehouse building

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

lxvi. **March JPA Resolution No. 18-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 17-02, PP 17-05, CUP 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, and SPA 17-01, A4)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxvii. **March JPA Resolution No. 18-19**

a. Summary: Approve General Plan Amendment 17-02, Specific Plan Amendment 17-01, A4, Plot Plan 17-05 and Conditional Use Permits 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16 with their associated Conditions of Approval to allow for the development of 11 buildings totaling approximately 162,041 square feet for office, warehouse and retail uses with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxviii. **March JPA Resolution No. 18-20**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to Plot Plan 18-01 and Variance 18-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxix. **March JPA Resolution No. 18-21**

a. Summary: Approve Plot Plan 18-01 and Variance 18-01 with their associated Conditions of Approval to allow for approximately 124,523 square feet for a manufacturing use within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxx. **March JPA Resolution No. 18-23**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan to allow for commercial retail development, office development, industrial development, and stormwater basin related to GPA 18-01, TTM 18-01, PP 18-02, 18-03 and CUP 18-02

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lxxi. **March JPA Resolution No. 18-24**

a. Summary: General Plan Amendment 18-01, Tentative Tract Map 18-01 (Amendment to TM 30857), Plot Plans 18-02 and 18-03, and Conditional Use Permit 18-02 with their associated Conditions of Approval to allow for

the development of commercial retail, office development, industrial development, and a private stormwater basin

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lxxii. **March JPA Resolution No. 19-01**

a. Summary: Approve Conditional Use Permit 18-03 with Conditions of Approval to allow Cali Marine to operate as a boat sales use within the Meridian Specific Plan

b. Applicability: Meridan Specific Plan, Specific Plan No. 5

lxxiii. **March JPA Resolution No. 19-21**

a. Summary: Adopt Amendment No. 1 to the Tentative Tract Map No. 30857 (TTM 18-01, A1) with Conditions of Approval to create and merge lots for the purpose of retail areas

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lxxiv. **March JPA Resolution No. 19-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 19-01, SPA 19-01, A5, PP 17-04, CUP 19-01, 19-02, 19-03, 19-04, 19-05, TPM 19-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

lxxv. **March JPA Resolution No. 19-26**

a. Summary: Adopt General Plan Amendment 19-01, Plot Plan Amendment 17-04, A1, Conditional Use Permits 19-01, 19-02, 19-03, 19-04, 19-05, and Tentative Parcel Map 19-01 with their associated Conditions of Approval to allow for the development of 5 buildings totaling approximately 91,987 square feet for a mixture of uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

lxxvi. **March JPA Resolution No. 19-30**

a. Summary: Certify the K4 and Cactus Channel Improvement Project Final EIR and Adopt Environmental Findings and Mitigation Monitoring and Reporting Program related to (GPA 18-02, CZ 18-01, PP 18-04)

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

lxxvii. **March JPA Resolution No. 19-31**

a. Summary: Adopt General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04 with their associated Conditions of Approval to allow for the development of a 685,000 square foot industrial building and Cactus Channel improvements for the K4 and Cactus Channel Improvement Project

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

lxxviii. **March JPA Resolution No. 20-13**

a. Summary: Adopt Tentative Parcel Map 20-04 (Parcel Map 37908) with Conditions of Approval within the Meridian West Lower Plateau Project

b. Applicability: Meridian West Lower Plateau Project (not in a Specific Plan)

lxxix. **March JPA Resolution No. 20-14**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a gas station/convenience store within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxx. **March JPA Resolution No. 20-15**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a hotel within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxi. **March JPA Resolution No.20-16**

a. Summary: Adopt an Addendum to the Subsequent EIR for the North Campus of the Meridian Specific Plan for the development of the Cactus Square Retail Commercial Development within the North Campus of the Meridian Specific Plan (PP 20-01 and CUP 20-01, TPM 20-01, PCN 20-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxii. **March JPA Resolution No. 20-17**

a. Summary: Adopt Tentative Parcel Map 20-01, Conditional Use Permit 20-01, Public Convenience and Necessity 20-01 and Plot Plan 20-01 with their associated Conditions of Approval to allow for the development of the Cactus Square Retail Commercial Project (15,293 square foot retail shopping center with gas station selling beer and wine and fast food restaurants) within the North Campus of the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxiii. **March JPA Resolution No. 20-18**

a. Summary: Adopt Tentative Parcel Map 20-03 (TPM 37901) with Conditions of Approval for condominium purposes for the MS Van Buren II Business Park, an existing development of 13 buildings within the southern portion of the Meridian North Campus Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxiv. **March JPA Resolution No. 20-19**

a. Summary: Approve Tentative Tract Map 19-01 (TM 37855) for condominium purposes for the Westmont Village Senior Living Residential Facility within the Air Force Village West ("Westmont Village") Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No.4

lxxxv. **March JPA Resolution No. 20-21**

a. Summary: Approve Tentative Parcel Map 20-05 (Parcel Map 37956) of the March Business Center Specific Plan Meridian South Campus creating three

new parcels for the Eagle Business Center to allow for 4 buildings in business park

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxvi. **March JPA Resolution No. 20-22**

a. Summary: Approve Tentative Parcel Map 19-02 (Parcel Map 37693) creating one new parcel in the industrial zone of the of the Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxxxvii. **March JPA Resolution No. 20-24**

a. Summary: Adopt Conditional Use Permit 20-05 for Lozanos Creative Cabinets to allow a custom manufacturing use within the mixed-use zone at an existing building

b. Applicability: Meridian Specific Plan, Specific Plan 5

lxxxviii. **March JPA Resolution No. 20-25**

a. Summary: Adopt Conditional Use permit 20-06 and Approve Public Convenience and Necessity 20-02 in order to allow Westmont Village to allow for the sale of beer and wine for onsite consumption in conjunction with the use of an existing café located within the main assisted living facility building

b. Applicability: Air Force Village West Specific Plan, Specific Plan No.4

lxxxix. **March JPA Resolution No. 20-26**

a. Summary: Approve Plot Plan 19-03 with Conditions of Approval to allow for the development of a 44,772 square foot industrial shell building for the Meridian U1 L2 Industrial Warehouse project pursuant to the Certified Focused EIR for the March Business Center Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xc. **March JPA Resolution No. 21-02**

a. Summary: Certify the South Campus Specific Plan and Village West Drive Extension Project Final Subsequent EIR and Adopt a Mitigation Monitoring

and Reporting Program, Statement of Overriding Considerations, and Environmental Findings for the South Campus Specific Plan and Village West Drive Extension Project (GP 20-01, SP 20-1 – SP1, A8, PP 20-03, 20-04, 20-05, CUP 20-02, TPM 20-02)

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

xci. **March JPA Resolution No. 21-03**

a. Summary: Approve General Plan Amendment 20-01, Tentative Parcel Map 20-02 (TPM 37878), Plot Plan 20-03, 20-04, 20-05, and Conditional Use Permit 20-02 to allow for the development of a commercial retail center, industrial development, and open space development

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

xcii. **March JPA Resolution No. 22-17**

a. Summary: Consider Addendum to the Certified EIR for Meridian West Campus-Lower Plateau Project and Approve Plot Plan 22- 01 with Conditions of Approval for the development of the Meridian West - Building 4 80,072 square foot industrial warehouse project

b. Applicability: Meridian West Campus-Lower Plateau Project (not din a Specific Plan)

xciii. **March JPA Resolution No. 22-19**

a. Summary: Adopt Conditional Use Permit 22-02 with Conditions of Approval to allow alcoholic beverages for on-site consumption of beer and wine with a restaurant within the Common's at Meridian Commercial Retail Center

b. Applicability: March Business Center Specific Plan, Specific Plan No.1

xciv. **March JPA Resolution No. 22-20**

a. Summary: Consider Addendum to the Certified EIR for Meridian South Campus and Village West Drive Extension Project for the development of two warehouse buildings totaling 288,850 square feet

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

xcv. **March JPA Resolution No. 22-21**

a. Summary: Approve Tentative Parcel Map 22-01 and Plot Plan 22- 02 with Conditions of Approval for the development of two industrial warehouses on approximately 15.33 acres

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

xcvi. **March JPA Resolution No. 24-01**

a. Summary: Consider an Addendum to the March Lifecare Campus Specific Plan Final EIR, approving Plot Plan 10-02 Amendment No. 1 with Conditions of Approval for the development of transitional apartments

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6.

xcvii. **March JPA Resolution No. 24-22**

a. Summary: Approve Conditional Use Permit 24-01 with Conditions of Approval for a 1,750 square foot instructional Jiu Jitsu retail space

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xcviii. **March JPA Resolution No. 24-24**

a. Summary: Approve Conditional Use Permit 22-03 with Conditions of Approval for a car wash retail project on a 1.08-acre lot

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xcix. **March JPA Resolution No. 24-27**

a. Summary: Approve Conditional Use Permit 24-04 with Conditions of Approval for a 10,708 square foot instructional studio

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

c. **March JPA Resolution No. 25-04**

a. Summary: Approving an Acquisition and Development Agreement with Riverside Clinic Investors IV, LLC for two parcels within the March Lifecare Campus Specific Plan

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025 but that does not prevent the County from entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

cc. **March JPA Resolution No. 25-05**

a. Summary: Approving Tentative Parcel Map 39164, Conditional Use Permit 25-01, Conditional Use Permit 25-02, Plot Plan 25-01 and Plot Plan 25-02, subject to conditions of approval, for the development of the Commons at Meridian Phase II and finding that no further environmental review is required pursuant to state California Environmental Quality Act (CEQA) guidelines section 15162.

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

6. The Acknowledged March Resolutions, March Committee Approvals, and March Director Approvals shall be interpreted and herein modified by the County of Riverside as follows:

A. For future actions only, any and all references within the March JPA Resolution that refer to the "March JPA Planning Director" or "March JPA Planning Manageer" shall be interpreted as meaning the "Riverside County Planning Director."

B. For future actions only, any and all references to the "March Joint Powers Commission" or "March Business Implementation Committee" shall be interpreted as meaning either the "Planning Director's Hearing", "Riverside County Planning Commission", or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided therein.

C. For future actions only, "departments" shall be interpreted as meaning the departments within the County of Riverside.

D. For future actions only, processing of conditions and entitlements shall be considered with amendments replacing the processing requirements of the Processing Matrix (Attachment "B", attached to the March Ordinance and incorporated herein by reference), which reflects the standards of Riverside County Ordinance No. 348.

E. For future actions only, the applicable laws and regulations shall be interpreted as meaning all applicable laws and regulations that apply to the March Territory, which includes, but is not limited to, the March Ordinance, March Resolution, and all Riverside County Ordinances, policies, and regulations.

F. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within and between the March Resolution, March Ordinance, and Riverside County Ordinances, policies, and regulations.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the recognition of the acknowledged March Resolutions, March Committee Approvals, and March Director Approvals does not equate to the County accepting liability for the independent decisions, agreements, or settlements made by March JPA in the adoption of those Acknowledged March Resolutions, March Committee Approvals, and March Director Approvals. The recognition of the Acknowledged March Resolutions, March Committee Approvals, and March Director Approvals is merely acknowledgment of the previously approved land use entitlements within the March Territory, some of the land use actions taken by March JPA, and clarifies the County's interpretation of the prior actions and entitlements related to all future actions. If any provision, clause, sentence, or paragraph of this resolution or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are hereby declared to be severable. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Territory, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

**Board of Supervisors** **COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2025-275**

**ACKNOWLEDGING AND MODIFYING SPECIFIC MARCH JPA RESOLUTIONS AND APPROVALS RELATED TO LAND USE ENTITLEMENT**

ROLL CALL:

| | |
|---|---|
| Ayes: | Medina, Spiegel, Washington, Perez, and Gutierrez |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

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

KIMBERLY A. RECTOR, Clerk of said Board

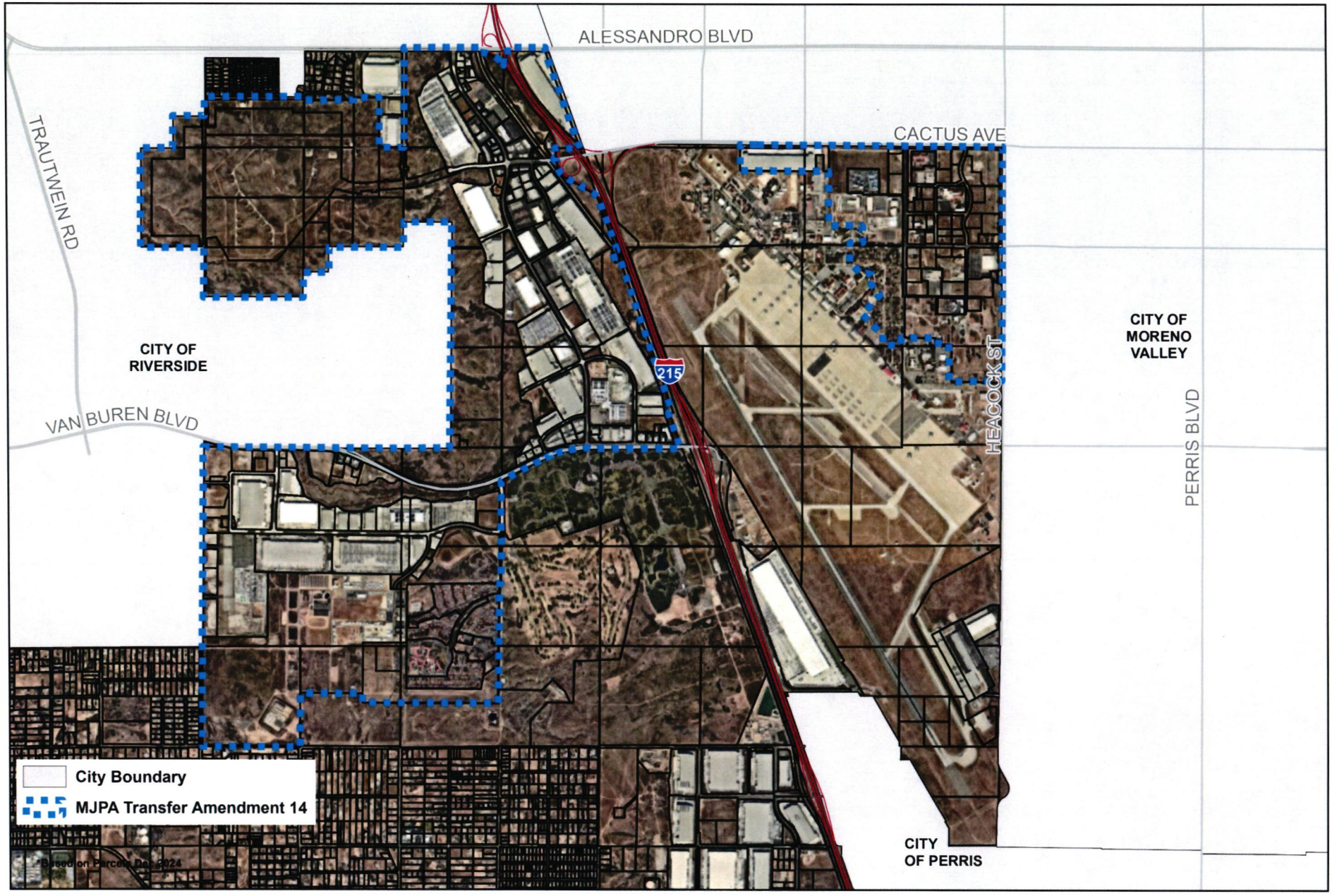
By: _____

Deputy

11/04/2025 Item 3.20

**ATTACHMENT A**

**MARCH TERRITORY**




**Date Saved: 3/20/2025 3:07 PM**

N

0 1,500 3,000 6,000

Feet

# MARCH AREA PLAN TERRITORY

**ATTACHMENT B**

**PROCESSING MATRIX**



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

# COUNTY ENTITLEMENT APPROVAL PROCESS

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Legislative Actions** | | | | | |
| **General Plan Amendment** | X | | | Recommendation | X |
| **Specific Plan** | X | | | Recommendation | X |
| **Specific Plan - Amendment** | X | | | Recommendation | X |
| **Specific Plan - Substantial Conformance** | X | | | X | |
| **Change of Zone - Map Amendment** | X | | | Recommendation | X |
| **Change of Zone - Text Amendment** | X | | | Recommendation | X |
| **Development Agreement** | X | | | Recommendation | X |
| **Agricultural Preserves and Land Conservation Contract** | X | | | | X (After recommendation by Advisory Committee) |
| **Vested Rights Determination** | X | | | | X |
| **Appeal** | X | | | X (For Planning Director Hearing) | X (For PC Hearing) |

# RIVERSIDE COUNTY
# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Entitlements** | | | | | |
| **Conditional Use Permits** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Public Use Permit** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |
| **Plot Plan (CEQA)** | X | | X | X | |
| **Plot Plan (Large Commercial Development – 30 acres or larger)** | X | | | X | |
| **Plot Plan (No CEQA – no project, nothing further is required, or exemption)** | No | X | | | |
| **Temporary Use Permit** | Depends on the type of Plot Plan | X (Plot Plan- No CEQA) | X (Plot Plan – CEQA) | | |
| **Temporary Event Permit** | No | X | | | |
| **Surface Mining Permit (Ordinance No. 555)** | X | | | X (Projects with no legislative action) | X (Projects with a legislative action) |



RIVERSIDE COUNTY

# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Wind Energy Conversion System (WECS)** | X | | | X | |
| **Family Day Care Homes** | No | X (For those which are a use by right) | | | |
| **Home Occupation Permit** | No | X | | | |
| **Supportive and Transitional Housing** | No | X | | | |
| **Solar Energy Systems** | No (Ministerial) | X | | | |
| **Parolee-Probationer Homes** | X | | | X (Follows CUP approvals) | |
| **Cottage Food Operations** | No (Accessory Use of dwelling unit) | X | | | |
| **Hazardous Waste Siting Facility Permit** | X | | | X | |
| **Sign Permits** | Depends on the type of Plot Plan | X (Plot Plan- No CEQA) | X (Plot Plan – CEQA) | | |

# RIVERSIDE COUNTY
# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Variance**<br>*Approval body depends on the variance requested.* | X | | X | X | X |
| **Revised Permit**<br>*Approval body is the same as the original approval.* | X | | X | X | X |
| **Substantial Conformance**<br>(Not Specific Plan) | No | X | | | |
| **Maps** | | | | | |
| **Lot Line Adjustments** | No | X<br>(Planning Director & Survey) | | | |
| **Parcel Mergers** | No | X<br>(Planning Director & Survey) | | | |
| **Certificates of Compliance** | No | X<br>(Planning Director & Survey) | | | |
| **Vesting Maps** | X | | | X | |

# RIVERSIDE COUNTY
# PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Schedule A, B, C, D, E Maps**<br>• **Tract Maps – Schedules A, B, C, D**<br>• **Tract or Parcel Map – Commercial or Industrial – Schedule E**<br>**(Ordinance No. 460)** | X | | | X | |
| **Schedule F, G, H, I, J Maps**<br>• **Parcel Maps – Schedules F, G, H**<br>• **Large Maps 20 acres all parcels – Schedule I**<br>• **Financing Map – Schedule J**<br>**(Ordinance No. 460)** | X | | X | | |
| **Final Maps** | No<br>(Board consent calendar only) | | | | X |
| **Reversion to Acreage** | X | | | X<br>(Advisory Agency depends on map schedule) | X<br>(Advisory Agency depends on map schedule) |

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

| Type of Action | Public Hearing Required | Planning Director Approval | Planning Director Hearing | Planning Commission Meeting | Board of Supervisors Meeting |
|---|---|---|---|---|---|
| **Time Extension (Tentative Tract Maps)** | X | | X (Advisory Agency depends on map schedule) | X (Advisory Agency depends on map schedule) | |
| **Time Extension (Tentative Parcel Maps and Schedule J)** | X | | X | | |

**Notes**

*Projects with a legislative act will only receive a recommendation by Planning Commission for the entire project and require Board approval.

*Revised entitlements are processed in the same manner as an entitlement.

**ATTACHMENT C**

**ZONING MAP**

**RESOLUTION NO. 2025-282**

**CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR**

**THE FIRST AMENDMENT TO GPA240005, CZ2200062, PPT220050, AND TPM38601**

**WHEREAS,** pursuant to the provisions of Government Code Section 65350 et. seq., a meeting was held before the Riverside Planning Commission on September 17, 2025 to consider a General Plan Amendment (GPA240005), a Change of Zone (CZ2200062), Plot Plan (PPT220050), and Tentative Parcel Map (TPM 38601); and

**WHEREAS,** all the procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been met, and this Environmental Impact Report (EIR), prepared in connection with GPA240005, CZ2200062, PPT220050, and TPM 38601 referred to alternatively herein as the "Project," is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and,

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

**WHEREAS,** the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing June 30,2023 and concluding on July 31, 2023. The County prepared a Draft EIR (State Clearinghouse No. 2023060799) to address the potential environmental impacts of GPA240005, CZ2200062, PPT220050, and TPM 38601. The Draft EIR (DEIR) was circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period (July 19, 2024 through September 3, 2024). Public comments were received by the County and have been responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR) Responses to Comments document have been completed pursuant to CEQA and the State CEQA Guidelines (the "Responses"); and

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on November 4, 2025 that:

A. The Project includes GPA240005, CZ2200062, PPT220050, and TPM 38601, which were considered at the public hearing before the Planning Commission and Board of Supervisors.

B. GPA240005 modifies the General Plan and Mead Valley Area Plan (MVAP) land use designations for the northern 44.66 net acres of the Project site from "Community Development – Commercial Retail (CD-CR)" and "Rural Community – Very Low Density

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 10/27/25

Residential (RC-VLDR)" to "Community Development – Light Industrial (LI)" and to modify the land use designation for the southern 13.33 net acres of the Project Site from "Rural Community – Very Low Density Residential (RC-VLDR)" to "Open Space – Recreation (OS-R)." The re-designation of the southern 13.33 net acres of the Project site for OS-R land uses would comprise an "Entitlement/Policy Amendment," which would be subject to the County's normal processes for approval of amendments to the General Plan, wherein amendments to the General Plan may be approved up to four (4) times per year in accordance with State law. However, the Project Applicant's proposal to re-designate the northern 44.66 net acres of the Project site to allow for "CD-LI" land uses represents a Foundation Amendment to the General Plan and is subject to special procedures as outlined in the General Plan Administration Element.

C. CZ2200062 changes the County of Riverside zoning classifications for the northern 44.66 net acres of the Project Site from "Rural Residential, Minimum ½-Acre Lot Sizes (R-R-1/2)" and "Light Agriculture (A-1-1)" to "Industrial Park (I-P)." No changes are proposed to the existing zoning classification assigned to the southern 13.33 net acres of the Project site.

D. PPT220050 proposes the development of the 44.66 net acres in the northern portions of the Project site with one light industrial warehouse building with a total building area of 1,003,510 square feet, in addition to a public park proposed on the southern 13.33 net acres of the Project site. The proposed light industrial warehouse building would include 983,510 square feet (s.f.) of warehouse space, 10,000 s.f. of office space, and 10,000 s.f. of mezzanine space for a total of 1,003,510 s.f. of building area. The public park is designed to include a play field, hard surfaces sport courts, a playground, walking paths, dog parks, and other amenities. Other proposed features include landscaping, parking areas, docking doors, and frontage improvements along Cajalco Road, Seaton Avenue, and Decker Road.

E. TPM 38601 proposes to consolidate the existing parcels within the northern 50.04-gross-acre Project Site into a single parcel on 44.66 net acres, and to accommodate approximately 6.98 acres of public ROW dedications along the Project Site's frontages with Cajalco Expressway, Seaton Avenue, and Decker Road.

F. An EIR was prepared that evaluates GPA240005, CZ2200062, PPT220050, and TPM 38601. The EIR analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing procedures. Based on the findings and conclusions in the EIR and the conditions of approval applied to the Project by the County of Riverside, GPA240005, CZ2200062, PPT220050, and TPM 38601 will not be detrimental to the health, safety, or

general welfare of the community.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the Project are determined to have no environmental impacts in consideration of existing regulations, Project location and characteristics.

**A. Agriculture and Forestry Resources**

***Impact:*** *Conflict with zoning of forest land, timberland, or timberland zoned Timberland Production.*

***Agriculture and Forestry Resources Threshold e):*** *The Project has no potential to conflict with zoning for forest land, timberland, or timberland zoned Timberland Production.*

1. No Impact: There are no forest lands in the Project site's vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur. (DEIR at p. 4.2-21 through 4.2-22)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

***Impact:*** *Result in the loss or conversion of forest land.*

***Agriculture and Forestry Resources Threshold f):*** *The Project has no potential to result in the loss or conversion of forest land to non-forest use.*

1. No Impact: There are no forest lands in the Project site's vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur. (DEIR at p. 4.2-21 through 4.2-22)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

***Impact:*** *Result in changes in the existing environment that could result in conversion of forest land.*

***Agriculture and Forestry Resources Threshold g):*** *The Project has no potential to result in changes to the existing environment that could result in the conversion of forest land to non-forest use.*

2. No Impact: There are no forest lands in the Project site's vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur. (DEIR at p. 4.2-21 through 4.2-22)

1. The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

**B. Biological Resources**

***Impact:*** *Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

***Biological Resources Threshold g):*** *The Project would have no impact due to a conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

1. No Impact: Aside from potential conflicts with the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which are addressed separately under Threshold a. in DEIR Subsection 4.4 (Biological Resources), the Project only has the potential to conflict with the Riverside County Oak Tree Management Guidelines (OTMG) and Riverside County Ordinance No. 559. The OTMG is not applicable to the Project as the Project site does not contain any oak trees subject to the OMTG, while Riverside County Ordinance No. 559 does not apply due to the site's elevation being below 5,000 feet. Therefore, the Project would not conflict with other local policies or ordinances protecting biological resources, and no impact would occur. (DEIR at p. 4.4-37)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

**C. Geology and Soils**

***Impact:*** *Seismic-related ground failure, and liquefaction.*

***Geology and Soils Threshold b):*** *The Project would not be subject to Seismic-related ground failure, and liquefaction.*

1. No Impact: The Project site is located within a zone of "low to moderate" liquefaction susceptibility. The subsurface exploration performed at the site identified conditions that are considered to be non-conducive to liquefaction. Accordingly, the Project would not be subject to seismic-related ground failure, including liquefaction, and no impact would occur. (DEIR at p. 4.7-10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Risk due to expansive soils.*

***Geology and Soils Threshold k):*** *The Project would not result in impacts due to Project location on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), and as a result would not result in substantial risks to life or property.*

1. No Impact: Laboratory testing performed on representative samples of the near surface soils indicates that these materials possess a very low to low expansion potential (EI = 6 to 32). Accordingly, the Project would not be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), and would not create substantial risks to life or property; thus, no impact would occur. (DEIR at p. 4.7-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Soils incapable of adequately supporting septic tanks or alternative disposal systems.*

***Geology and Soils Threshold l):*** *The Project would not result in impacts due to subsurface sewage disposal systems or soils incapable of supporting use of septic tanks or alternative waste water disposal systems where sewers are not available.*

1. No Impact: Sewer service to the proposed Project would be provided by the Eastern Municipal Water District (EMWD), and no septic tanks or alternative wastewater disposal systems are proposed as part of the Project. Accordingly, the Project would not result in impacts due to subsurface sewage disposal systems or soils incapable of supporting use of septic tanks or alternative wastewater disposal systems, and no impact would occur. (DEIR at p. 4.7-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

**D. Hazards and Hazardous Materials**

***Impact:*** *Impairment of or interferent with an emergency response or evacuation plan.*

***Hazards and Hazardous Materials Threshold c):*** *The Project would not result in impacts due to impairment of or interference with an adopted emergency response plan or an emergency evacuation plan.*

1. No Impact: The proposed Project would be required to comply with all applicable provisions of County policies and ordinances related to public safety, including but not limited to Ordinance No. 457, which establishes the County's building and fire protection regulations and includes measures requiring the provision of adequate emergency access and other measures to address fire hazard safety. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. There are no components of the proposed Project with the potential to conflict with the County's Local Hazard Mitigation Plan (LHMP). Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impact would occur. (DEIR at pp. 4.9-16 through 4.9-

17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

***Impact:*** *Project site location included on a list of hazardous materials sites.*

***Hazards and Hazardous Materials Threshold e):*** *The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.*

1. No Impact: Based on the results of the Project's Phase I ESA (DEIR *Technical Appendix I*) and a review of Cortese List Data Resources available from CalEPA, the Project site is not located on any list of hazardous materials sites complied pursuant to Government Code Section 65962.5. As such, the Project would not create a significant hazard to the public or the environment due to the Project site's inclusion on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no impact would occur. (DEIR at p. 4.9-18)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

***Impact:*** *Result in a safety hazard due to proximity to a private airstrip or heliport.*

***Hazards and Hazardous Materials Threshold i):*** *Residents and workers associated with the Project would not be exposed to safety hazards associated with a private airstrip or heliport.*

1. No Impact: There are no private airstrips in the Project vicinity. The nearest private airport facility is Perris Valley Airport, located approximately 4.9 miles southeast of the Project site. However, according to the Riverside County Airport Land Use Compatibility Plan (ALUCP) policy document, the Project site is not located within the AIA for the Perris Valley Airport, and also is not identified as being located within any of the Compatibility Zones for the Perris Valley Airport. Accordingly, the Project would not result in a safety hazard for people residing or working in the Project area due to private airstrips or heliports, and no impact would occur. (DEIR at p. 4.9-18)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

**E. Mineral Resources**

***Impact:*** *Result in the loss of a known mineral resource that is of value to the region or residents of the State.*

***Mineral Resources Threshold a):*** *The Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.*

1. No Impact: According to the California Department of Conservation (CDC), land that would

be physically impacted by the Project is classified as Mineral Resources Zone (MRZ) 3, which includes "areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Therefore, the Project is not proposed on land that contains known mineral resources that would be of value to the region or the residents of the State. Accordingly, Project would have no adverse impact to known mineral resources, and no impact would occur. (DEIR at pp. 4.12-3 to 4.12-4)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted therein.

***Impact:*** *Resulting in the loss of a locally-important mineral resource recovery site.*

***Mineral Resources Threshold b):*** *The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and no impact would occur.*

1. No Impact: The Project site is not designated as a mineral resource recovery site by the County's General Plan or the Mead Valley Area Plan (MVAP) and is not located within the boundaries of any specific plans. There are no other land use plans that identify the Project site for containing mineral resources. Accordingly, the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur. (DEIR at p. 4.12-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted therein.

***Impact:*** *Incompatible land use located adjacent to a State-classified or designated area or existing surface mine.*

***Mineral Resources Threshold c):*** *The Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.*

1. No Impact: According to the CDC Mineral Land Classification Map, there are no known mineral resources near the Project site. The nearest mapped quarry is about 0.42-mile south, and the closest active mining operation, the Markham Materials Site, is located approximately one mile northwest and primarily produces sand and gravel. Given the distance and intervening topography, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and no impact would occur. (DEIR at p. 4.12-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted therein.

***Impact:*** *Expose people or property to hazards from proposed, existing, or abandoned quarries or mines?*

***Mineral Resources Threshold d):*** *The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines.*

1. No Impact: According to Appendix B of the Project's Phase I Environmental Site Assessment (EIR *Technical Appendix I*), records indicate that there have been no mining activities on the Project site, and there are no mines or abandoned mines within 0.25-mile of the Project site. The nearest mapped quarry is about 0.42-mile south of the Project site, while the closest active mining site, the Markham Materials Site, is approximately one mile northwest. Due to the distance and intervening topography, the Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no impact would occur. (DEIR at p. 4.12-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted therein.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the Project are determined to be less than significant in consideration of existing regulations and Project Design Features.

**A. <u>Aesthetics</u>**

***Impact:*** *Effect upon a scenic highway corridor.*

***Aesthetics Threshold a):*** *The Project would result in a less-than-significant impact upon a scenic highway corridor within which it is located.*

1. <u>Project Impact(s):</u> The Project site is not located within the viewshed of any officially designated scenic highways. Although the Project site is located approximately 0.7-mile west of I-215, a County-eligible scenic highway, only brief and intermittent views of the Project site would be available from I-215, and where visible the Project site would appear as a continuation of existing development patterns to the north and east of the Project Site. It should be noted that I-215 is not officially designated as a State scenic highway. Additionally, the Project would be developed in substantial conformance with its Plot Plan application materials, which would ensure that the Project is not visually offensive. Therefore, development of the Project site as proposed would not have a substantial adverse effect on any officially-designated scenic highways and would result in less-than-significant impacts to nearby eligible scenic highways, including I-215. (DEIR at pp. 4.1-10 through 4.1-11).

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted therein.

***Impact:*** *Damage to scenic resources, obstruction of scenic vistas, or creation of aesthetically offensive site; and Visual character or quality of public views of the site and its surroundings in non-urbanized areas and conflict with zoning or other scenic quality regulations in urbanized areas.*

***Aesthetics Thresholds b) and c):*** *The Project would result in a less-than-significant impact upon scenic resources, including but not limited to the potential to damage trees, rock outcroppings, historic buildings, or landmark features; less-than-significant impacts due to the obstruction of prominent scenic vistas or views open to the public; less-than-significant impacts due to the creation of an aesthetically offensive site open to public view; and less-than-significant impacts upon the existing and planned visual character of the site and its surroundings.*

1. Project Impact(s): The only scenic resources that occur on the Project site under existing conditions are scattered ornamental trees, rock outcroppings in the southern portions of the Project site, and several existing trees associated with the existing ephemeral drainage within the southeastern portion of the park site. Development on the northern 50.04 acres only would result in the removal of existing ornamental trees; however, and assuming landscaping of this portion of the site would occur in accordance with the landscape plan included in the Project's plot plan application materials, development within the northern 50.04 acres has no potential to damage scenic resources, resulting in a less-than-significant impact. While development of the proposed park in the southern 14.93 acres of the Project site would result in the elimination of some rock outcroppings and ornamental trees, the most prominent rock outcroppings on this portion of the Project site would be preserved as natural open space in association with the existing ephemeral drainage. Additionally, the park site would be landscaped in accordance with the Project's plot plan application materials. In addition, all development on site would be required to comply with all applicable County ordinances as well as the Project's application materials, including requirements related to landscaping and the design of the proposed screen walls, which would ensure that the Project site is not developed in a manner that is aesthetically offensive. Therefore, Project impacts to scenic resources and visual character and quality would be less than significant. (DEIR at pp. 4.1-11 through 4.1-12)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted therein.

***Impact:*** *Interference with the nighttime use of the Mt. Palomar Observatory or conflict with Riverside County Ordinance No. 655.*

***Aesthetics Threshold d):*** *The Project would result in a less-than-significant impact upon the*

*nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.*

1. Project Impact(s): Compliance with the provisions of County Ordnance No. 655 would be assured through future County review of building permits. Impacts due to a conflict with Ordinance No. 655 would be less than significant. (DEIR at pp. 4.1-14)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted therein.

***Impact:*** *Light or glare which could adversely affect day or nighttime views.*

**B. Agriculture and Forest Resources**

***Impact:*** *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.*

***Agriculture and Forest Resources Threshold a):*** *The Project would have a less-than-significant impact on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.*

Project Impact(s): The Project would impact approximately 19.84 acres of "Farmland of Local Importance" and 45.13 acres of "Other Land," but neither qualifies as "Farmland" under CEQA or other relevant definitions. Since the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, its impact on farmland is considered less than significant. The Project's final LESA (Land Evaluation and Site Assessment) score is 28.1, indicating a relatively low value for agricultural production, and impacts to land with a LESA score between 0 and 39 are not deemed significant under CEQA. Thus, the Project's effects on agricultural resources would be less than significant. (DEIR at pp. 4.2-13 through 4.2-19).

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

***Impact:*** *Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.*

***Agriculture and Forest Resources Threshold b):*** *The Project would have a less-than-significant impact on agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.*

1. Project Impact(s): Under existing conditions the Project site contains approximately 60.3 acres of lands zoned primarily for agricultural purposes. However, the Project site has not

been used for agricultural production since at least 1990. Moreover, with approval of Change of Zone No. 2200062, the Project would not conflict with existing agricultural uses on site or with existing agricultural zoning on site, and impacts would therefore be less than significant. Although there are numerous parcels surrounding the Project site that also are zoned for A-1-1 uses, including lands that abut the Project site's boundary, none of the surrounding properties that are zoned for A-1-1 uses are currently being used for agricultural production. Moreover, the Project would be subject to compliance with Riverside County Ordinance No. 625 (as also required by EIR Regulatory Requirement [RR] 4.2-1), which would further ensure that Project-related impacts to surrounding agricultural uses would not occur. Accordingly, the Project would not conflict with existing agricultural uses on surrounding properties, and impacts would be less than significant. Additionally, the Project site is not subject to a Williamson Act contract and is not located within any County Agricultural Preserves, and there are no components of the proposed Project that have the potential to adversely affect agricultural operations at the nearest agricultural preserve/Williamson Act-contracted lands. As such, Project impacts to agricultural preserves and Williamson Act-contracted lands would be less than significant. (DEIR at pp. 4.2-19 through 4.2-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

***Impact:*** *Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 Right-to-Farm)?*

***Agriculture and Forest Resources Threshold c):*** *The Project would result in a less-than-significant impact to non-agricultural uses within 300 feet of agriculturally zoned property.*

1. Project Impact(s): Although the Project site occurs within 300 feet of agriculturally-zoned property, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. With mandatory compliance with Riverside County Ordinance No. 625, impacts due to the development of non-agricultural uses within 300 feet of agriculturally zoned property would be less than significant. (DEIR at pp. 4.2-20 through 4.2-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

***Impact:*** *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.*

***Agriculture and Forest Resources Threshold d):*** *The Project would result in a less-than-significant impact due to changes in the existing environment that could result in the conversion of Farmland, to non-agricultural use.*

1. Project Impact(s): Although the Project site occurs within 300 feet of agriculturally-zoned property, the Project would be subject to the provisions of Riverside County Ordinance No. 625 (as also required by DEIR Regulatory Requirement [RR] 4.2-1), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. With mandatory compliance with Riverside County Ordinance No. 625, impacts due to the development of non-agricultural uses within 300 feet of agriculturally zoned property would be less than significant. (DEIR at pp. 4.2-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

**C. Air Quality**

***Impact:*** *Exposure of sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations.*

***Air Quality Threshold c):*** *The Project would result in less-than-significant impacts to sensitive receptors located within one (1) mile of the Project site to substantial pollutant concentrations.*

1. Project Impact(s): The Project's construction-related and long-term operational emissions would not exceed any of the South Coast Air Quality Management District (SCAQMD) Localized Significance Thresholds (LSTs), and impacts would be less than significant. In addition, the Project, even when considered in the context of cumulative developments, would not produce the level of traffic volumes necessary to create a CO "hot spot"; thus, impacts due to CO "hot spots" would be less than significant. Additionally, construction and operational-related activities associated with the Project would not expose nearby sensitive receptors to cancer or non-cancer health risks exceeding the SCAQMD thresholds of significance of 10 in one million or 1.0, respectively, and impacts would be less than significant. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. (DEIR at pp. 4.3-52 through 4.3-60)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted therein.

***Impact:*** *Generation of other emissions, such as those leading to odors, that could adversely affect a substantial amount of people.*

***Air Quality Threshold d):*** *The Project would result in a less-than-significant impact due to the generation of other emissions (including odors) that could adversely affect a substantial number of people.*

1. Project impact(s): The Project does not propose land uses typically associated with emitting objectionable odors. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation would be required. (DEIR at pp. 4.3-60 through 4.3-61)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted therein.

**D. Energy**

***Impact:*** *Wasteful, inefficient, and unnecessary energy consumption.*

***Energy Threshold a):*** *The Project would result in less-than-significant impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operations.*

1. Project Impact(s): Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project therefore would not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation. (DEIR at pp. 4.6-14 through 4.6-24)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted therein.

***Impact:*** *Conflict with or obstruct State or local plans for renewable energy and energy efficiency.*

***Energy Threshold b):*** *The Project would result in less-than-significant impacts due to conflicts with or obstructions of State and local plans for renewable energy and energy efficiency.*

1. Project Impact(s): Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other warehouse projects of similar scale and intensity that are operating in California, as the Project would be subject to current regulatory requirements. Based on the analysis presented herein, the Project would not conflict with or obstruct a federal or State plan for renewable energy or energy efficiency. Impacts would be less than significant. (DEIR at pp. 4.6-24 through 4.6-26)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted therein.

**E. Geology and Soils**

***Impact:*** *Geologic hazards, such as seiche, mudflow, or volcanic hazard.*

***Geology and Soils Threshold f):*** *The Project would result in less-than-significant impacts regarding geologic hazards, such as seiche, mudflow, or volcanic hazard.*

1. Project Impact(s): There are no volcanoes in the Project region; thus, no impacts due to volcanic hazards would occur. Due to the lack of an on-site body of water or other bodies of water within close proximity to the site that have the potential to result in site inundation, the potential for the Project site to be impacted by seiches is considered low. As such, impacts due to seiches would be less than significant. Additionally, although several existing hill forms occur to the southeast and southwest of the Project site, these hill forms exhibit substantial amounts of rock outcroppings, thereby indicating that the chance of mudflow hazards is low. Accordingly, impacts due to mudflow hazards would be less than significant. (DEIR at pp. 4.7-12 through 4.7-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Change topography or ground surface relief features.*

***Geology and Soils Threshold g):*** *The Project would result in less-than-significant impacts regarding a change in topography or ground surface relief features.*

1. Project Impact(s): The Project site would be graded in a manner that generally approximates the site's existing topographic conditions. Although the Project would require a substantial amount of grading, the proposed grading still would maintain the overall topographic character of the Project site, and there would be no major changes to drainage patterns on either portion of the Project site. Grading proposed as part of the Project has been designed to provide for proper site drainage and sewer flows and would not substantially change the topography of the Project site as compared to existing conditions. Accordingly, the Project would not substantially change the site's topography or ground surface relief features, and

impacts would be less than significant. (DEIR at pp. 4.7-13)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Grading that affects or negates subsurface sewage disposal systems.*

***Geology and Soils Threshold i):*** *The Project would result in less-than-significant impacts to subsurface disposal systems.*

1. Project Impact(s): Based upon the Project's Phase I ESA, septic systems may have existed on the Project site historically due to the date of the existing residential structures present on site (circa 1963). As part of the Project, the existing residential units would be demolished, and septic systems, if present, would be removed from the Project site, and local regulatory guidelines would apply. With development of the Project site as proposed, all wastewater generated on site would be conveyed by a proposed sanitary sewer system, which would discharge into an existing sewer main located within Cajalco Road. Impacts associated with the Project's proposed sewer improvements are inherent to the Project's construction phase and have been evaluated throughout the Project's EIR accordingly. There are no impacts associated with the Project's proposed sewer improvements that have not already been evaluated, and where necessary, mitigated to the maximum feasible extent by the Project's EIR. Accordingly, the Project would not result in grading that affects or negates subsurface sewage disposal systems, and impacts would be less than significant. (DEIR at pp. 4.7-13 through 4.7-14)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Soil erosion, wind erosion, blow sand, or the loss of topsoil.*

***Geology and Soils Thresholds j) and m):*** *The Project would result in less-than-significant impacts due to substantial soil erosion, wind erosion, blow sand, and the loss of topsoil on- or off-site.*

1. Project Impact(s): The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities and adhere to a Stormwater Pollution Prevention Plan (SWPPP) as well as SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460. With mandatory compliance to these regulatory requirements, the potential for water and wind erosion impacts during construction would be less than significant. Following development, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with

impervious surfaces and drainage would be controlled through a storm drain system. Furthermore, the Project is required by law to implement a Water Quality Management Plan (WQMP) during operation, which would preclude substantial erosion impacts in the long-term. Accordingly, impacts due to soil erosion and the loss of top soil would be less than significant. (DEIR at pp. 4.7-14 through 4.7-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

**F. Hazards and Hazardous Materials**

***Impact:*** *Hazards involving the transport, use, disposal, or accidental release of hazardous materials.*

***Hazards and Hazardous Materials Thresholds a) and b):*** *The Project would result in less-than-significant impacts due to the creation of a significant hazard to the public or the environment through either the routine transport, use, or disposal of hazardous materials, or through foreseeable upset and accident conditions involving hazardous materials.*

1. Project Impact(s): Based on the Project's Phase I ESA (EIR *Technical Appendix I*), the Project site does not contain any Recognized Environmental Conditions (RECs). With respect to construction activities, the Project would be subject to compliance with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA) and Department of Toxic Substances Control (DTSC), as well as the Santa Ana Regional Water Quality Control Board (RWQCB) pertaining to water quality. With mandatory compliance with applicable hazardous materials regulations, the Project would result in less-than-significant impacts due to the creation of a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, with mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651, potential hazardous materials impacts associated with long-term operation of the Project are determined to be less than significant and mitigation is not required. (DEIR at pp. 4.9-14 through 4.9-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

***Impact:*** *Emission or handling of hazardous materials within one-quarter mile of an existing or proposed school.*

***Hazards and Hazardous Materials Threshold d):*** *The Project would result in less-than-*

*significant impacts due to the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.*

1. Project Impact(s): Although there are no public schools within 0.25-mile of the Project site, a church that provides religious and educational services (Perris Spanish Seventh-Day Adventist) is located approximately 0.2-mile north of the Project site. However, impacts would be less than significant with compliance with applicable federal, State, and local regulations. Although impacts would be less than significant, the Project would be conditioned to prepare a Hazardous Materials Business Emergency Plan (HMBEP) for future implementing uses, if required by law. (DEIR at p. 4.9-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

***Impact:*** *Inconsistency with an Airport Master Plan, require review by the Airport Land Use Commission, or result in a safety hazard due to proximity to an airport.*

***Hazards and Hazardous Materials Thresholds f), g), and h):*** *The Project would result in less-than-significant impacts due to inconsistency with an Airport Master Plan, requiring review by the Airport Land Use Commission, or resulting in a safety hazard for people residing or working in the Project area.*

1. Project Impact(s): The Project site is located within the Airport Influence Area (AIA) for the March Air Reserve Base (MARB) and is located within Airport Land Use Compatibility Plan (ALUCP) Compatibility Zone C2. Because the Project site is located within the AIA for the MARB, the Project required review by the Riverside County Airport Land Use Commission. In accordance with the MARB ALUCP, the Riverside County Airport Land Use Commission (ALUC) reviewed the Project for consistency with the ALUCP. Based on the result of the ALUC's review, on March 14, 2024, the ALUC determined that the Project is fully consistent with the March ARB ALUCP. A copy of the ALUC approval letter is included in EIR *Technical Appendix P*. As such, the Project would result in less-than-significant impacts due to conflict with the MARB ALUCP. (DEIR at p. 4.9-18)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

**G. Hydrology and Water Quality**

***Impact:*** *Violate water quality standards, significantly reduce groundwater supplies, or conflict with water quality control and sustainable groundwater management plans.*

***Hydrology and Water Quality Thresholds a), b), and i):*** *The Project would result in less-than-significant impacts due to a violation of water quality standards, would result in less-than-*

*significant impacts to groundwater supplies, and less-than-significant impacts due to a conflict with water quality control and sustainable groundwater management plans.*

1. Project Impact(s): The Project would be served potable water by the EMWD and does not include any proposed groundwater wells on site; thus, Project impacts to groundwater supplies would be less than significant. In addition, with implementation of the proposed Project, all runoff generated on site would be appropriately treated by the Project's Best Management Practices (BMPs) prior to ultimate discharge from the site, which would ensure that the Project does not adversely affect surface water or groundwater quality. The Project also would be subject to compliance with DEIR Regulatory Requirements (RR) 4.10-1 and 4.10-2, which require compliance with the Project's National Pollutant Discharge Elimination System (NPDES) permit and approved Stormwater Pollution Prevention Program (SWPPP), and also requires the Project Applicant to demonstrate that peak flows from the Project site would not increase relative to existing conditions. Accordingly, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water or groundwater quality; would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge; and would not conflict with the Santa Ana Region Basin Plan or the San Jacinto Groundwater Management Plan (GMP). Impacts would be less than significant. (DEIR at pp. 4.10-13 through 4.10-20)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

***Impact:*** *Alteration of existing drainage patterns or creation of excessive which would exceed the capacity of stormwater drainage systems or substantially degrade surface or ground water quality.*

***Hydrology and Water Quality Thresholds c) and f):*** *The Project would result in less-than-significant impacts due to substantial additional sources of polluted runoff and due to alterations to the existing drainage pattern of the site, including the alteration of the course of a stream or river or through the addition of impervious surfaces.*

2. Project Impact(s): The existing drainage patterns within the Project site generally would be preserved, except as needed to facilitate proper site drainage and sewer flows. The proposed conditions are similar to the existing drainage patterns of the Project site, wherein all flows generated on the northern 50.04 gross acres of the Project site sheet flow to the east into existing drainage facilities within Seaton Avenue and Cajalco Road and all flows generated on the southern 14.93 gross acres of the Project site would sheet flow to the east/southeast

towards an existing stream that flows easterly along the southeastern portion of the park site. Thus, development of the Project site as proposed would not substantially alter the existing drainage pattern of the Project site or surrounding areas, and impacts would be less than significant. In addition, although the Project has the potential to result in an increase in peak flows from the Project site, the proposed onsite storm drain system would be sized during the Project's final design phase to sufficiently restrict peak flow rates within the northern 50.04 gross acres of the Project site to a maximum of 10 cubic feet per second (cfs), which would represent a substantial reduction in peak flows as compared to existing conditions and would ensure that runoff from the northern portions of the Project site does not exceed the capacity of existing or planned stormwater drainage facilities downstream. Thus, because peak runoff from the Project site would not increase with development of the Project as proposed, the Project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or that could result in increased flood hazards downstream. Impacts would be less than significant. (DEIR at pp. 4.10-20 through 4.10-25)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

***Impact:*** *Erosion or siltation on-site or off-site.*

***Hydrology and Water Quality Threshold d):*** *The Project would result in less-than-significant impacts regarding erosion or siltation on-site and/or off-site.*

1. Project Impact(s): With mandatory adherence to the SWPPP requirements, effects associated with construction-related erosion, siltation, water quality, and flooding on downstream water sources and flood control systems would be maintained at a level below significance. With development of the Project site, large portions of the Project site would consist of impervious surfaces, with areas of pervious surfaces largely confined to landscaped areas and the majority of the park site, where irrigated ornamental trees and landscaping is proposed. Thus, the potential for erosion hazards on site would be substantially decreased as compared to existing conditions with buildout of the Project site. In addition, as compared to the existing conditions of the Project site, the Project would not result in an increase in peak runoff from the site, and therefore runoff from the Project site would not cause or contribute to any increased erosion hazards downstream. As such, long-term erosion impacts would be less than significant. (DEIR at p. 4.10-25 through 4.10-26)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

***Impact:*** *Impeding or redirecting flood flows.*

***Hydrology and Water Quality Thresholds e) and g):*** *The Project would result in less-than-significant impacts due to an increase in the rate or amount of surface runoff in a manner that could result in flooding on-site and off-site and less-than-significant impacts due to impeding or redirecting flood flows.*

1. Project Impact(s): Although the Project has the potential to result in an increase in peak flows from the Project site, the Project's drainage plan for the northern 50.04 gross acres of the Project site would retain flows such that peak flows from this portion of the Project site would not exceed 10 cfs, which would be below the existing available capacity within Master Drainage Plan (MDP) Lateral E-9.1 and also would represent a substantial reduction in peak flows from this portion of the Project site as compared to existing conditions. Runoff within the southern portions of Decker Road would be retained by proposed bioretention areas prior to being discharged to the existing stream, and runoff within the proposed public park site would be drain to depressed self-retaining areas prior to being discharged to the existing stream. The 100-year flows of 104 cfs from a tributary area of approximately 50 acres would combine with the existing stream to the south earlier than in the pre-development condition. This slight change in the natural drainage patterns would be addressed though grading and an outlet structure design to ensure the flood limits and velocities of the stream are back to pre-developed conditions before reaching the easterly property line and impacting adjacent property owners. Maintenance of various storm drain infrastructure would be maintained by Riverside County Transportation Department (RCTD), Riverside County Flood Control and Water Conservation District (RCFCWCD), or other public agency equivalent. Maintenance activities frequency would be regular and would occur a minimum of once a year. Sediment and debris would be expected from the offsite undeveloped tributary area that would convey flows to these collection channels and reinforced concrete box (RCB) culverts. As such, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant. In addition, the Project site is located within "Zone X (unshaded)," which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project has no potential to impede or redirect flood flows, and no impact would occur. (DEIR at p. 4.10-26 through 4.10-27)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

***Impact:*** *Release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

***Hydrology and Water Quality Threshold h):*** *The Project would result in less-than-significant*

*impacts regarding the release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

1. Project Impact(s): The Project site is located within flood "Zone X (unshaded)," which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project has no potential to result in the release of pollutants due to site inundation from floods, and no impacts would occur. The Project site is located approximately 36 miles from the Pacific Ocean. As such, the Project has no potential to risk the release of pollutants due to inundation by tsunamis, and no impact would occur. Due to the lack of an on-site body of water or other bodies of water within close proximity to the site that have the potential to result in site inundation, the potential for the subject site to be impacted by seiches is considered low. Additionally, according to Figure 5 of the General Plan Safety Element, the Project site is not located within a dam inundation area, thereby further demonstrating that the Project site is not subject to inundation by seiches. As such, impacts due to seiches would be less than significant. (DEIR at p. 4.10-27)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

**H. Land Use and Planning**

***Impact:*** *Conflict with any land use plan, policy, or regulation adopted for the purpose of mitigating an environmental impact.*

***Land Use and Planning Threshold a):*** *The Project would result in less-than-significant impacts due to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.*

1. Project Impact(s): Based on the analysis presented in EIR Subsection 4.11, *Land Use and Planning*, the Project would not conflict with the General Plan, MVAP, Connect SoCal, or any other land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, there are no impacts due to land use incompatibility that have not already been evaluated and mitigated to the maximum feasible extent in relevant sections of the Project's EIR; therefore, Project impacts due to land use incompatibility would be less than significant. (DEIR at pp. 4.11-17 through 4.11-26 and EIR *Technical Appendix K*)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted therein.

***Impact:*** *Disrupting the physical arrangement of an established community.*

***Land Use and Planning Threshold b):*** *The Project would result in less-than-significant impacts*

*due to disrupting or dividing the physical arrangement of an established community (including a low-income or minority community).*

1. Project Impact(s): Under existing conditions, there are existing rural residential uses located to the east, south, west, and north of the Project site. However, as part of the Project frontage improvements would be constructed along the Project site's frontages with Cajalco Road, Seaton Avenue, and Decker Road, all of which would include sidewalks that would accommodate non-vehicular travel between these existing residential areas. Accordingly, the Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and impacts would be less than significant. (DEIR at p. 4.11-26)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted therein.

**I. Noise**

***Impact:*** *Exposure of people to excessive noise levels from public airports.*

***Noise Threshold a):*** *The Project would result in less-than-significant impacts due to noise associated with public airports and private airstrips.*

1. Project Impact(s): The Project site is located approximately 1.7 miles southwest of the MARB and is located within compatibility zone C2. The Project's industrial and park land uses are considered compatible with the ALUCP for this zone. Additionally, based on the noise level contours for the MARB, the Project site is located well outside of the 60 dBA CNEL noise level contour boundaries, indicating that the Project's industrial and park land uses would be exposed to "normally acceptable" noise levels below 55 dBA CNEL. As such, the Project would not expose people residing or working in the area to excessive noise levels from airport operations, and impacts would be less-than-significant. (DEIR at p. 4.13-36)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted therein.

***Impact:*** *Exposure of people to excessive noise levels from private airstrips.*

***Noise Threshold b):*** *The Project would result in less-than-significant impacts due to noise associated with private airports and airstrips.*

1. Project Impact(s): There are no private airstrips near the Project site. The nearest airport facility is the Perris Valley Airport, a privately-owned public-use airport, located approximately 5.5 miles southeast of the Project site within the City of Perris. Additionally, the Project site is located well outside of the 55 dBA CNEL noise contour for the Perris Valley Airport, indicating that the Project site would be subject to noise levels of less than

55 dBA CNEL associated with the Perris Valley Airport. The Project's industrial land use is considered normally acceptable with unmitigated exterior noise levels below 75 dBA CNEL, while the Project's park use is considered normally acceptable with unmitigated exterior noise levels below 70 dBA CNEL. As such, both the warehouse building and park components of the Project would not be exposed to excessive noise levels associated with the Perris Valley Airport, and impacts would therefore be less-than-significant. (DEIR at pp. 4.13-36 through 4.13-37)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted therein.

**J. <u>Population and Housing</u>**

***Impact:*** *Displace existing people or households.*

***Population and Housing Threshold a):*** *The Project would result in a less-than-significant impact in regard to displacing existing people or housing.*

1. <u>Project Impact(s):</u> The Project would demolish 26 existing dwelling units on site, of which only 13 are considered occupiable structures, and would conservatively displace up to 99 persons, potentially requiring the construction of replacement housing elsewhere. However, and based on Technical Appendix P to the County's General Plan, the 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA are more than adequate to accommodate the 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current Regional Housing Needs Assessment (RHNA) obligations. In addition, the Project site is not located within the Bermuda Dunes or Coronita portions of the County, and the Project therefore is not subject to the provisions of Senate Bill (SB) 330. Therefore, the Project would not result in or require construction of unplanned replacement housing units, and impacts would be less than significant. (DEIR at pp. 4.15-15 through 4.15-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted therein.

***Impact:*** *Creation of a demand for additional housing, including affordable housing.*

***Population and Housing Threshold b):*** *The Project would result in a less-than-significant impact in regard to demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.*

1. <u>Project Impact(s)</u>: The Project site is not targeted for development with affordable housing under existing conditions, as the Project site is zoned for development with large-lot single-

family uses, which typically are not considered affordable housing when combined with the residents on site that would be displaced as part of the Project, the Project would generate a demand for up to 283 dwelling units. However, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance. Moreover, due to the poor jobs-housing balance, it is likely that a large number of the jobs that would be generated by the Project would consist of existing County residents, thereby indicating that the Project's likely demand for new dwelling units within the County would be far less than 283 dwelling units. In addition, Technical Appendix P to the General Plan indicates that as of April 2021, there were 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA, which would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. Accordingly, based on the preceding analysis, impacts due to the creation of a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, would be less than significant on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.15-6 through 4.15-8)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted therein.

***Impact:*** *Induce unplanned population growth.*

***Population and Housing Threshold c):*** *The Project would result in a less-than-significant impact in regard to direct or indirect unplanned population growth in the Project area.*

1. Project Impact(s): The Project would result in an increase in the number of people on the Project site by approximately 875 persons (974 new persons – 99 displaced persons = 875 net increase in persons). Although the Project would result in the generation of more population on site than anticipated by the General Plan, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by accommodating more employment opportunities on site than was anticipated by the General Plan, the Project would assist the County in improving its jobs-housing balance.

Accordingly, the Project would not directly result in substantial unplanned population growth in the area. Furthermore, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Moreover, the analysis of Thresholds a. and b. demonstrate that as of April 2021 there were 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA, which would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. Therefore, the Project would not induce substantial unplanned population growth in the area, either directly or indirectly, and impacts would be less than significant. (DEIR at pg. 4.15-8)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted therein.

**K. <u>Public Services</u>**

***Impact:*** *Impacts associated with new or altered fire protection facilities or the need for new or physically altered fire protection facilities.*

***Public Services Threshold a):*** *The Project would result in less-than-significant impacts associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection facilities.*

1. <u>Project Impact(s)</u>: Although the Project would contribute to a need for new or expanded fire protection facilities, it is not possible to identify environmental impacts that may be associated with such new or expanded fire protection facilities until a specific proposal and design for such facilities are prepared by the Riverside County Fire Department (RCFD). Accordingly, impacts due to the construction of new or expanded fire protection facilities are too speculative for evaluation in the Project's EIR (State CEQA Guidelines § 15145). Environmental effects of such fire protection facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded fire protection facilities. Additionally, with payment of mandatory Development Impact Fee (DIF) fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Fire Department would be

reduced to less-than-significant levels. (DEIR at pp. 4.16-8 through 4.16-9)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered sheriff facilities or the need for new or physically altered sheriff facilities.*

***Public Services Threshold b):*** *The Project would result in less-than-significant impacts associated with the provision of new or physically altered sheriff facilities or the need for new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services.*

1. Project Impact(s): The Project would place additional demand on County Sheriff facilities but would not result in the need to construct or physically expand a Sheriff's substation or other policing facility. With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Sheriff's Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment. Impacts would be less than significant. (DEIR at pp. 4.16-9 through 4.16-10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered school facilities or the need for new or physically altered school facilities.*

***Public Services Threshold c):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered school facilities or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.*

1. Project Impact(s): The Project would not directly generate a resident population and therefore will not impact local school services. While it may indirectly lead to an increase in demand for new school facilities within the Val Verde Unified School District (VVUSD) service area, there are currently no publicly available plans for such facilities. Consequently, assessing the environmental impacts of constructing new or expanded schools is speculative until the VVUSD provides a specific proposal and design (State CEQA Guidelines § 15145). Future environmental effects and mitigation will be evaluated in a separate CEQA process. Any

required mitigation measures could be funded through property taxes or school impact fees. Although it is not possible to identify physical environmental effects that may result from new or expanded school facilities, the Project Applicant would be required to contribute fees to the VVUSD in accordance with Riverside County Ordinance No. 575. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for Project-related impacts to school services. Although the Project would not result in a direct increase in demand for school services, mandatory payment of school impact fees still would be required and would ensure that the Project's impacts to school facilities and services would be less than significant. Accordingly, impacts would be less than significant and no mitigation beyond payment of fees would be required. (DEIR at pp. 4.16-10 through 4.16-11)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered library facilities or the need for new or physically altered library facilities.*

***Public Services Threshold d):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered library facilities or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services.*

1. Project Impact(s): The Project would not directly generate a resident population; however, buildout of the Project would result in a net increase of 875 persons on site and thus would conservatively create a demand for 2,188 titles and 438 s.f. of additional library space. However, these estimates are conservative in nature because the majority of jobs on site that would be generated by the Project likely would be filled by existing Riverside County residents, given the County's generally poor jobs-to-housing ratio. Although the Project may indirectly result in new residents within the local area, and thus could result in an incremental demand for increased library facilities, the County has no plans to expand or build new library facilities in the Project site vicinity. The Project would be required to contribute DIF fees, which would be used in part to provide for library space and/or new book volumes. Accordingly, with payment of DIF fees, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.16-11 through 4.16-12)

   The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered health care facilities or the need for new or physically altered health care facilities.*

***Public Services Threshold e):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered health care facilities or the need for new or physically altered health care facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health care services.*

1. Project Impact(s): The Project would not result in the need for the physical construction or expansion of a public health facility. With payment of mandatory DIF fees, the Project would result in less-than-significant direct and cumulatively-considerable impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment. Impacts would be less than significant. (DEIR at pp. 4.16-12 through 4.16-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

**L. Recreation**

***Impact:*** *Construction or expansion of recreational facilities or trail systems.*

***Recreation Threshold a):*** *The Project would result in less-than-significant impacts due to the construction or expansion of recreational facilities or trail systems.*

1. Project Impact(s): As part of the Project, a public park is proposed on approximately 13.33 net acres in the southwest portion of the Project site along the eastern and western sides of Decker Road proposed. The Project also would entail roadway improvements to Cajalco Road, Seaton Avenue and Decker Road include pavement, curb-and-gutter, and sidewalks, and the installation of a 10-foot-wide d.g. trail along the Project site's frontage with Cajalco Road. The physical construction of the public park, d.g. trail, and roadway improvements (i.e., sidewalks and roadways) has been addressed under the relevant issue areas identified throughout the Project's EIR (e.g., air quality, biological resources, cultural resources, etc.). Under each of these topics, the Project impacts are determined to be less than significant, or mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no components of the public park, d.g. trail, or sidewalks on site that have not already been addressed and accounted for throughout the Project's EIR. Accordingly, Project impacts due to the construction of the proposed public park, d.g. trail, and sidewalks on site would be less than significant, requiring no mitigation beyond that which is identified in

other portions of the Project's EIR. Additionally, based on a review of the future Cajalco Road widening project, Class II bike lanes only would be implemented in select areas, which does not include the frontage of the Project site (Urban Crossroads, 2023g, p. 31). As such, no bike lane is proposed as part of the Project along the site's frontage with Cajalco Road, although the roadway improvements (i.e., sidewalks, the d.g. trail, and roadway surfaces) planned on Cajalco Road, Seaton Avenue and Decker Road could accommodate bicycles. Although the Project would result in the construction of roadway improvements such as sidewalks and a d.g. trail, the roadway improvements, d.g. trail, and sidewalks would occur in an area already planned for physical disturbance as part of the Project, and there would be no impacts to the environment specifically related to the construction of the sidewalks that have not already been addressed throughout the Project's EIR (e.g., for impacts to biological or cultural resources). As such, and assuming implementation of the mitigation measures identified throughout the Project's EIR, impacts associated with the proposed sidewalks and d.g. trail would be less than significant. (DEIR at pg. 4.17-3 and 4.17-4)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted therein.

***Impact:*** *Use of existing recreational facilities leading to substantial physical deterioration.*

***Recreation Threshold b):*** *The Project would result in less-than-significant impacts due to the use of existing recreational facilities.*

1. Project Impact(s): The Project's proposed warehouse building would not directly or indirectly generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities, as a majority of the Project's future jobs are anticipated to be filled by existing or future planned residents within the County. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and impacts would be less than significant. Additionally, to the extent that employees associated with the warehouse building would utilize local parks, it is anticipated that Project employees would utilize the proposed on-site park given its close proximity to the proposed warehouse building; thus, the Project would not be expected to utilize other local recreational facilities to the extent that physical deterioration would occur or be accelerated. Thus, impacts would be less than significant. (DEIR at pp. 4.17-3 through 4.17-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted therein.

***Impact:*** *Conflict with a Community Service Area (CSA)/recreation and park district with a*

*Community Parks and Recreation Plan.*

***Recreation Threshold c):*** *The Project would result in less-than-significant impacts due to a conflict with a CSA or recreation and park district with a Community Parks and Recreation Plan.*

1. Project Impact(s): The Project site is not located within a CSA that was established for recreational facilities, the Project site is not located within a Community Parks and Recreation Plan, and the Project is not subject to payment of in-lieu fees (Quimby fees) for recreational facilities pursuant to § 10.35 of Riverside County Ordinance No. 460. Accordingly, impacts due to a conflict with a Community Parks and Recreation Plan and due to the need for payment of in-lieu fees for parkland acquisition and construction would be less than significant. (DEIR at pg. 4.17-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted therein.

***Impact:*** *Impacts to recreational trails.*

***Recreation Threshold d):*** *The Project would result in less-than-significant impacts due to interference with recreational trails connecting to regional and local trails or due to the split or elimination of an existing recreational trail.*

1. Project Impact(s): Based on a review of the future Cajalco Road widening project, Class II bike lanes only would be implemented in select areas, which does not include the frontage of the Project site (Urban Crossroads, 2023g, p. 31). As such, no bike lane is proposed as part of the Project along the site's frontage with Cajalco Road, although the roadway improvements (i.e., sidewalks, the d.g. trail, and roadway surfaces) planned on Cajalco Road, Seaton Avenue and Decker Road could accommodate bicycles. Although the Project would result in the construction of roadway improvements such as sidewalks and a d.g. trail, the roadway improvements, d.g. trail, and sidewalks would occur in an area already planned for physical disturbance as part of the Project, and there would be no impacts to the environment specifically related to the construction of the sidewalks that have not already been addressed throughout this EIR (e.g., for impacts to biological or cultural resources). As such, and assuming implementation of the mitigation measures identified throughout this EIR, impacts associated with the proposed sidewalks and d.g. trail would be less than significant. (DEIR at pp. 4.17-4 through -6)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted therein.

**M. Transportation**

***Impact:*** *Conflicts with a program, plan, ordinance, or policy addressing the circulation system.*

***Transportation Threshold a):*** *The Project would result in less-than-significant impacts due to conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.*

1. Project Impact(s): The proposed Project would be fully consistent with or otherwise would not conflict with Connect SoCal, the Riverside County Congestion Management Plan (CMP), the Riverside County General Plan and General Pan Circulation Element, the Western Riverside Council of Governments (WRCOG) Active Transportation Plan (ATP), or any Riverside County ordinances adopted to address transportation. There are no components of the proposed Project that would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. Impacts would be less than significant. (DEIR at pp. 4.18-11 through 4.18-14)

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

***Impact:*** *Increased roadway hazards due to a geometric design feature or incompatible uses.*

***Transportation Threshold c):*** *The Project would result in a less-than-significant impact due to hazards resulting from a geometric design feature or incompatible uses.*

1. Project Impact(s): All physical improvements planned as part of the Project would be in conformance with applicable Riverside County standards. Although residential uses occur in the local area, the Project's truck traffic would be routed north on Seaton Avenue and east on Cajalco Road/Cajalco Expressway to access the I-215, and would be routed away from residential traffic, thereby resulting in less-than-significant transportation impacts due to incompatible use. (DEIR at pg. 4.18-17)

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

***Impact:*** *Effect upon or need for new or altered maintenance of roads.*

***Transportation Threshold d):*** *The Project would create a less-than-significant effect due to the need for new or altered maintenance of roads.*

1. Project Impact(s): Although the Project would result in the increased maintenance of roadways and would increase traffic on existing and planned roadways, any incremental increase in the need to maintain public roadway facilities would be offset by tax revenue generated by the Project's proposed land uses. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. (DEIR at pg. 4.18-17)

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

***Impact:*** *Construction or expansion of a bike system or bike lanes.*

***Transportation Threshold g):*** *The Project would result in less-than-significant environmental effects due to the construction or expansion of a bike system or bike lanes.*

1. Project Impact(s): There are no planned bike trails along the Project site's frontages with Cajalco Road, Seaton Avenue, and Decker Road. Notwithstanding, Cajalco Road, Seaton Avenue, and Decker Road all could accommodate bicycle traffic. However, improvements to these roadways are inherent to the Project's construction phase, and impacts associated with the Project's roadway improvements have been evaluated throughout this EIR and, where necessary, mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no impacts to the environment that would occur specifically in relation to the Project's roadway frontage improvements that have not already been addressed throughout this EIR. Accordingly, impacts associated with the construction of the proposed roadway improvements (which could accommodate bicycles) would be less than significant. (DEIR at pg. 4.18-18)

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

**N. Utilities and Services Systems**

***Impact:*** *Relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems leading to significant environmental effects.*

***Utilities and Service Systems Threshold a):*** *The Project would have a less-than-significant-impact to the environment due to the construction or relocation of new or expanded water, wastewater treatment, or storm water drainage systems.*

1. Project Impact(s): Although the Project would require construction of new or expanded water, wastewater conveyance, and stormwater drainage systems, impacts associated with the construction of such facilities have been evaluated throughout this EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed water, sewer, and drainage improvements that have not already been addressed. As such, with the mitigation measures specified in the Project's EIR, Project impacts due to water, sewer, and drainage improvements would be less than significant. Additionally, the Project's wastewater

generation would represent approximately 1.9% of the current available treatment capacity at the Moreno Valley Regional Water Reclamation Facility (RWRF). Accordingly, the Project would not result in or require the expansion of the existing facilities at the Moreno Valley RWRF, and impacts would therefore be less than significant. (DEIR at pp. 4.20-24 through 4.20-26)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Adequacy of water supplies during normal, dry, and multiple dry years.*

***Utilities and Service Systems Threshold b):*** *The Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.*

1. Project Impact(s): Based on present information and the assurance that EMWD is engaged in identifying solutions that, when combined with the rest of its supply portfolio, will ensure a reliable long-term water supply for its member agencies, EMWD has determined that it will be able to provide adequate water supplies to meet the potable water demand for the proposed Project as part of its existing and future demands. Accordingly, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Project's effect on EMWD's regional water network would be less than significant. In addition, the Project would result in an increase in demand for potable water, which has the potential to contribute to the need for expansion of EMWD and/or Metropolitan Water District of Southern California (MWD) facilities. However, the EMWD has adequate capacity for desalination and wastewater treatment requiring no expansion of any existing facilities; the EMWD has adequate capacity to treat wastewater generated by the Project and other cumulative developments; and the MWD is implementing programs to reduce its import of water from the Colorado River and via the SWP. As such, the Project's demand for potable water sources also would not result in significant physical environmental effects. (DEIR at pp. 4.20-26 through 4.20-37)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Impacts from construction or expansion of new wastewater facilities.*

***Utilities and Service Systems Threshold c):*** *The Project would result in less-than-significant impacts due to the construction or expansion of wastewater treatment facilities.*

1. Project Impact(s): Impacts associated with the Project's proposed sewer improvements are inherent to the Project's construction phase, and impacts have been evaluated throughout the

Project's EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed sewer improvements that have not already been addressed in pertinent sections of the Project's EIR. As such, with the mitigation measures specified in the Project's EIR, Project impacts due to proposed sewer improvements would be less than significant. (DEIR at pg. 4.20-37)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Impacts due to inadequate wastewater treatment capacity.*

***Utilities and Service Systems Threshold d):*** *The Project would result in less-than-significant impacts to wastewater treatment capacity.*

1. Project Impact(s): The Project's wastewater generation would represent approximately 1.9% of the current available daily treatment capacity at the Moreno Valley RWRF. Accordingly, the Project would not result in or require the expansion of the existing facilities at the Moreno Valley RWRF, and impacts would therefore be less than significant. (DEIR at pg. 4.20-37)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Generation of solid waste in excess of local capacity and impairment of solid waste reduction goals.*

***Utilities and Service Systems Threshold e):*** *The Project would have a less-than-significant impacts due to solid waste generation in excess of State or Local standards or the capacity of local infrastructure, and the Project would not conflict with any solid waste reduction goals.*

1. Project Impact(s): The El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill would have adequate capacity to handle solid waste generated by the Project's construction and operational phases. The Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Accordingly, impacts would be less than significant. (DEIR at pp. 4.20-38 through 4.20-39)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Conflict with management and reduction statutes and regulations related to solid waste.*

***Utilities and Service Systems Threshold f):*** *The Project have a less-than-significant impact due to a conflict with federal, State, or local management and reduction statutes and regulations*

*related to solid wastes, including the Riverside County Integrated Waste Management Plan (CIWMP).*

1. Project Impact(s): With mandatory compliance to Assembly Bill (AB) 939, AB 341, SB 1383, and Riverside County Department of Waste Resources (RCDWR)'s programs and policies, the Project would not result in a significant impact due to noncompliance with regulations related to solid waste. A less-than-significant impact would occur. (DEIR at pp. 4.20-39 through 4.20-40).

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

***Impact:*** *Impacts resulting from the construction or expansion of new facilities related to electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

***Utilities and Service Systems Threshold g):*** *The Project would have a less-than-significant impact due to the construction of new facilities or the expansion of existing facilities for the provision of electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

1. Project Impact(s): Impacts associated with the construction or expansion of utility facilities would be less than significant or otherwise mitigated to the maximum feasible extent by the mitigation measures presented in the Project's EIR. No additional mitigation would be required. (DEIR at pp. 4.20-40 through 4.20-42)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

**O. Wildfire**

***Impact:*** *Impair an adopted emergency response or evacuation plan.*

***Wildfire Threshold a):*** *The Project would result in less-than-significant impacts due to a conflict with adopted emergency response plans or emergency evacuation plans.*

1. Project Impact(s): The Project site and surrounding areas are not identified as evacuation routes, and the Project has no potential to conflict with the Riverside County LHMP. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and impacts would be less than significant. (DEIR at p. 4.21-12 through 4.21-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.21 of the DEIR and the citations noted therein.

***Impact:*** *Exacerbation of wildfire risks and exposure of people or structures to wildland fire-related risks.*

***Wildfire Thresholds b) and e):*** *The Project would result in less-than-significant impacts due to the exacerbation of wildfire risks and due to the exposure of people or structures to wildland fire-related risks.*

1. Project Impact(s): The Project would accommodate on-site defensible space to limit fire hazards. Accordingly, the Project would not exacerbate wildfire risks, and thereby would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant. (DEIR at pp. 4.21-13 through 4.21-15)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted therein.

***Impact:*** *Require installation or maintenance of associated infrastructure that may exacerbate fire risks.*

***Wildfire Thresholds c):*** *The Project would result in less-than-significant impacts due to the maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.*

1. Project Impact(s): Improvements proposed as part of the Project would include fuel management zones that would consist of asphalt and concrete roadways, drive aisles, parking stalls, loading zones, and irrigated landscaping. Potential impacts associated with development of the Project site, including the construction of fuel management zones, have been evaluated throughout the Project's EIR under the appropriate subject heading (e.g., biological resources, etc.), and mitigation measures are identified where necessary to reduce impacts to below a level of significance. Accordingly, the Project would not exacerbate fire risk or involve improvements that may result in temporary or ongoing impacts to the environment that have not already been addressed throughout the Project's EIR, and impacts would therefore be less than significant. (DEIR at pp. 4.21-15 through 4.21-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted therein.

***Impact:*** *Expose people or structures to significant risks.*

***Wildfire Thresholds d):*** *The Project would result in less-than-significant impacts regarding*

*exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.*

1. Project Impact(s): Under existing and proposed conditions, the Project site exhibits little topographic variation, and development on the site as proposed would not involve any uses containing natural vegetation or other features subject to wildland fire hazards. Thus, improvements proposed as part of the Project would not result in an increase in wildfire hazard-related risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant. (DEIR at pg. 4.21-16)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted therein.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these impacts would be avoided or substantially lessened to a level of less than significant through existing regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program), which is incorporated herein by this reference. Accordingly, the County makes the following findings as to each of the following impacts pursuant to State CEQA Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

**A. Aesthetics**

***Impact:*** *Create a new source of light or glare.*

***Aesthetics Threshold e) and f):*** *The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area and would not expose residential properties to unacceptable light levels with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): During long-term operational conditions, mandatory compliance with Riverside County Ordinance Nos. 655 and 915 would ensure that Project-related lighting and glare would not adversely affect day or nighttime views in the area, and also would ensure the Project does not expose residential property to unacceptable light levels. However, lighting would be required during nighttime construction-related concrete pouring activities, which has the potential to adversely affect nearby residential properties. Accordingly, the use of nighttime lighting during construction represents a significant impact of the Project for which mitigation would be required. (DEIR at pp. 4.4-14 through 4.4-15)
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RRs) outlined below

would reduce impacts due to light and glare to less-than-significant levels. The MM and RRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measure (MM) and Regulatory Requirements (RR):*

**RR 4.1-1 states that:** The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low-pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655.

*RR 4.1-1 Implementation Stage: Prior to issuance of building permits.*

*RR 4.1-1 Monitoring Party: Riverside County Building & Safety Department*

**RR 4.1-2 states that:** The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life

*RR 4.1-2 Implementation Stage: Prior to issuance of building permits.*

*RR 4.1-2 Monitoring Party: Riverside County Building & Safety Department*

**MM 4.1-1 states that:** Prior to issuing a Construction-Related Exception authorizing nighttime construction and associated noise pursuant to Section 7.a.1 of Riverside County Ordinance No. 847 (Regulating Noise), the Project Applicant shall provide the Director of the Building and Safety Department with a plan depicting the location of all nighttime lighting elements in relation to the nearest sensitive residential receptors. The Director shall review the nighttime lighting plan to ensure that all lighting elements are directed away from the nearest sensitive residential receptors, and only shall issue an exception to the provisions of Ordinance No. 847 upon verification that nighttime lighting elements would not adversely

affect nearby residential receptors. During building construction, the Project's construction contractors shall allow County Building & Safety officials access to the site to verify compliance with the nighttime lighting plan.

*MM 4.1-1 implementation Stage: Prior to issuing a Construction-Related Exception authorizing nighttime construction and associated noise*

*MM 4.1-1 Monitoring Party: Director of the Building & Safety Department, County Building & Safety Department*

4. Rationale: Implementation of Mitigation Measure MM 4.1-1 would ensure that nighttime lighting plans are prepared and implemented during Project nighttime construction activities. The Director of the Building and Safety Department would review the nighttime lighting plan to verify that all lighting elements are directed away from nearby sensitive residential receptors. Accordingly, implementation of the required mitigation would reduce the Project's nighttime lighting impacts to less-than-significant levels. (DEIR at pp. 4.1-18)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the DEIR and the citations noted therein.

**B. Biological Resources**

***Impact:*** *Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plans.*

***Biological Resources Threshold a):*** *The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The proposed Project would not conflict with the SKR HCP with the mandatory payment of fees pursuant to Riverside County Ordinance No. 663. The Project would not result in a conflict with the MSHCP Reserve Assembly requirements. Although the Project would not result in impacts to vernal pools, the Project would result in impacts to 0.05-acre of MSHCP riparian/riverine areas regulated by MSHCP Section 6.1.2; thus, prior to mitigation, Project impacts to 0.05-acre of MSHCP riparian/riverine areas would represent a significant impact on a direct and cumulatively-considerable basis for which mitigation would be required. The Project site is not located within an MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) area, and therefore the Project has no potential to result in impacts due to a conflict with MSHCP Section 6.1.3. Although the Project's indirect impacts associated with drainage, toxics, invasive species, noise, barriers, and grading/land development would be less than significant and would not conflict with the MSHCP

Urban/Wildlands Interface Guidelines (UWIG), the Project has the potential to conflict with MSHCP UWIG provisions related to lighting; accordingly, Project impacts due to a conflict with MSHCP Section 6.1.4 would be significant on both a direct and cumulatively-considerable basis prior to mitigation. Although the Project site does not occur within a Criteria Area Plant Species Survey Area (CAPSSA) or a special species survey area for amphibians or mammals, and although focused surveys conducted for the proposed Project during the 2023 breeding season determined that the burrowing owl is absent from the Study Area, the Project site has the potential to become occupied by burrowing owls prior to site grading and development. Project impacts to the burrowing owl represent a potential conflict with MSHCP Section 6.3.2, and as such prior to mitigation Project impacts to the burrowing owl would be significant on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.4-23 through 4.4-31; Final EIR at pp. 4.4-24 through 4.4-32)

2. Finding: The MMs and RR outlined below would reduce impacts due to conflicts with approved conservation plans to less-than-significant levels. The MMs and RR reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

**RR 4.4-1 states that:** the following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee.*
- Prior to issuance of grading permits, the Project Applicant shall make payment of the Stephen's Kangaroo Ray Habitat Conservation Plan fees pursuant to Riverside County Ordinance No. 663, *Establishing the Riverside County Stephen's Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees.*
- Prior to issuance of grading permits affecting waters of the State, which include impacts to 0.05-acre (350 liner feet) of Santa Ana Regional Water Quality Control Board (RWQCB) jurisdiction and 0.05-acre (350 linear feet) of California Department of Fish and Wildlife (CDFW) jurisdiction within the proposed public park site, the Project Applicant shall secure appropriate regulatory permits and

agreements from the CDFW and the RWQCB, which are expected to include a Waste Discharge Requirement (WDR) issued by the RWQCB and a Lake and Streambed Alteration Agreement (CFGC Section 1602 Permit) issued by CDFW. Copies of these permits and agreements shall be provided to the Riverside County Environmental Programs Department and Planning Department before grading occurs within State jurisdictional waters that are present within the public park site.

- The Project is required to comply with Riverside County Ordinance No. 655, which sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from Mount Palomar Observatory (located 63.9 miles south of the Project site).
- The Project is required to comply with Riverside County Ordinance No. 915, which provides minimum requirements for outdoor lighting to reduce light trespass.

*RR 4.4-1 Implementation Stage: As required by Riverside County Ordinance Nos. 810 and 663, prior to issuance of grading permits, and during long-term Project operations. RR 4.4-1 Monitoring Party: Riverside County Environmental Programs Department, RWQCB, CDFW, and Riverside County Planning Department.*

**MM 4.4-1 states that:** Prior to final grading inspection for the proposed public park site, a conservation easement shall be recorded over the 0.23-acre of preserved riparian/riverine habitat on site in addition to a 1.77-acre upland buffer area, providing for the permanent conservation of approximately 2.00 acres of the Project site.

In addition, prior to issuance of grading permits affecting the southern 14.93 acres of the Project site that are proposed for development with a public park, the Project Applicant shall compensate for permanent impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources in accordance with the Project's Determination of Biologically Equivalent or Superior Preservation (DBESP), dated March 2025. The Project's DBESP requires the purchase of re-establishment and/or establishment mitigation credits through the Riverpark Mitigation Bank and/or other approved mitigation bank consisting of re-establishment and/or establishment credits at a 1:1 ratio. However, if no re-establishment and/or establishment credits are available, then impacts to 0.05-acre of riverine habitat shall instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that mitigation credits are purchased, the Project Applicant shall provide Riverside County with proof of purchase prior to issuance of a grading permit.

In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources shall be mitigated through the management (removal of non-native woody plant species) of 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine habitat. The required 2.00-acre conservation easement area shall include the existing streambed, which is located at a topographic low spot on the property, and the immediate surrounding habitat which consists of rocky outcrops and disturbed Riversidean sage scrub habitat. Further, the DBESP requires preparation of a Habitat Mitigation Monitoring and Reporting Program (HMMRP) to describe the activities required to implement and maintain the mitigation required to compensate for permanent impacts to 0.05-acre of the on-site drainage features. If the on-site enhancement option is selected, the DBESP shall be updated through an addendum submitted prior to grading permit issuance. The addendum shall include the required HMMRP, maps of the mitigation area, conservation easement provisions, and long-term funding commitments, in accordance with the MSHCP and applicable agency requirements. Prior to the issuance of grading permits for the public park site, the required HMMRP shall be subject to review and approval by the Riverside County Environmental Programs Department (EPD), the Western Riverside Conservation Agency (RCA), the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFW), and the Santa Ana Regional Water Quality Control Board (RWQCB). As part of the required HMMRP, and also prior to issuance of grading permits, the Project Applicant shall establish a non-wasting endowment for the long-term management of the conservation easement, where management would occur beyond the requirements described in MSHCP Chapter 5, Management and Monitoring. Prior to issuance of grading permits, Riverside County shall review the approved HMMRP to ensure that all Project Applicant responsibilities as identified by the HMMRP have been or would be completed to the satisfaction of EPD, RCA, USFWS, CDFW, and/or RWQCB.

*MM 4.4-1 Implementation Stage: Prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) and as required by the MHHRP (if prepared). MM 4.4-1 Monitoring Party: Riverside County Environmental Programs Department, Riverside County Planning Department, Regional Conservation Authority (RCA),*

*USFWS, RWQCB, and California Department of Fish and Wildlife (CDFW).*

**MM 4.4-2 states that**: In the event that nighttime construction is proposed as part of future building permits, then prior to commencement of nighttime construction activities, the Property Owner/Developer shall provide evidence to the County that the Contractor Specifications require that any temporary nighttime lighting installed during construction shall be downward facing and hooded or shielded to prevent security light from spilling outside the staging area or from directly broadcasting security light into the sky, onto adjacent residential properties, or into potential future open space areas that may be located near the proposed public park site. Project contractors shall be required to permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance.

*MM 4.4-2 Implementation Stage: Prior to issuance of building permits authorizing nighttime construction activities and during nighttime construction activities.*

*MM 4.4-2 Monitoring Party: Riverside County Planning Department, Riverside County Environmental Programs Department (EPD).*

**MM 4.4-3 States that:** In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance or discing, the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.

- Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. If burrowing owls are detected on-site during the pre-construction survey, the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the Regional Conservation Authority (RCA) and Wildlife Agencies (i.e., CDFW and/or United States Fish and Wildlife Service [USFWS]).
- Burrowing Owl Management Plan: In the event that burrowing owl is determined to be present, or in the event that an assumption is made that the burrowing owl occurs on-site, a burrowing owl management plan shall be prepared and implemented in coordination with the Western Riverside County RCA and CDFW that shall detail the relocation of owls from the Project site, passively and/or actively. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall instead be implemented.

A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the County of Riverside Planning Department for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and/or ground disturbance activities.

*MM 4.4-3 Implementation Stage: Prior to issuance of building permits and within 30 days of commencement of grading activities.*

*MM 4.4-3 Monitoring Party: Riverside County Planning Department, Riverside County EPD, RWQCB, and CDFW.*

4. Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riverine areas would be mitigated in accordance with the Project's DBESP (EIR Technical Appendix D2). As required by the Project's DBESP, the Project Applicant would place a conservation easement over approximately 2.00 acres of the park site, which would include 0.23-acre of riparian/riverine habitat as well as a 1.77-acre upland buffer area. To mitigate the Project's impacts to 0.05-acre of riverine resources, Mitigation Measure MM 4.4-1 requires the Project Applicant to purchase re-establishment and/or establishment mitigation credits from the Riverpark Mitigation Bank or other approved mitigation bank at a minimum 1:1 ratio. However, if no re-establishment and/or establishment credits are available, Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre of riverine habitat shall instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources shall be mitigated through the management (removal of non-native woody plant species) of the 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine habitat. In the event that no mitigation credits are available, the mitigation further requires the preparation and implementation of an HMMRP and the establishment of a non-wasting endowment to ensure long-term preservation of the 2.00-acre avoidance area. Implementation of any of the alternatives allowed by Mitigation Measure MM 4.4-1 would fully compensate for Project impacts to 0.05-acre impacts to riparian/riverine habitat, and would reduce Project impacts to 0.05-acre of riparian/riverine habitat to less-than-significant levels. Implementation of

Mitigation Measure MM 4.4-2 would ensure that measures are incorporated into the Project's construction phase to preclude significant construction-related nighttime lighting impacts affecting potential future conservation areas near the proposed on-site public park, and would reduce the Project's potential conflict with Section 6.1.4 of the MSHCP to less-than-significant levels. Implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and also requires preparation and implementation of a Burrowing Owl Management Plan (if required), in accordance with MSHCP Objective 6 for the burrowing owl. With implementation of the required mitigation, Project impacts to the burrowing owl would be reduced to below a level of significance, thereby ensuring Project consistency with MSHCP Section 6.3.2. (FEIR at pp. 4.4-44 through 4.4-45; Final EIR at pp. 4.4-46 and -47)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

***Impact:*** *Adverse effects, either directly or through habitat modifications, on endangered or threatened species, or on species identified as a candidate, sensitive, or special status species.*

***Biological Resources Thresholds b) and c):*** *The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); or have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): No special-status plants were detected within the Study Area. As such, the proposed Project would not impact special-status plants, and no impact would occur. Project impacts to western spadefoot, California glossy snake, coastal whiptail, coast horned-lizard, coast patch-nosed snake, Belding's orange-throat whiptail, red-diamond rattlesnake, Cooper's hawk, northern harrier, white-tailed kite, California horned lark, Lawrence's goldfinch, loggerhead shrike, Southern California rufous-crowned sparrow, and one small mammal (Stephens' kangaroo rat) and two bat species (western mastiff bat and western yellow bat) would be less than significant with mandatory compliance with the MSHCP and payment of MSHCP development fees pursuant to Riverside County Ordinance No. 810. The Study Area was determined not to have potential to support Crotch's bumblebee, and as

such the Project would not result in impacts to Crotch's bumblebee. Although focused surveys conducted for the proposed Project determined that the burrowing owl is absent from the Study Area, there is nonetheless a potential for the site to become occupied with burrowing owls prior to construction activities; thus, Project impacts to the burrowing owl are evaluated as a potentially significant impact for which mitigation, in the form of pre-construction burrowing owl surveys, would be required. Additionally, in the event that grading activities are proposed during the nesting season (February 1 to August 31), the Project has the potential to result in impacts to nesting birds and raptors, including the Cooper's hawk, red-tailed hawk, and kestrel, if any individuals establish nests prior to the commencement of grading and ground-disturbing activities at the site; thus, prior to mitigation Project impacts to nesting birds and raptors would be significant on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.4-32 through 4.4-34)

2. Finding: The MMs outlined below would reduce impacts due to adverse effects, either directly or through habitat modification, on sensitive species to less-than-significant levels. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

Mitigation Measure MM 4.4-3, as provided for above for Biological Resources Threshold a), shall apply.

**MM 4.4-4 states that:** Prior to the issuance of grading permits, Riverside County shall ensure that the following note is included on the Project's grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

*"Vegetation clearing shall be conducted outside of the bird nesting season (February 1 to September 15) to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish appropriate buffers around the vegetation (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The biologist shall review and verify compliance with these nesting boundaries and shall*

*verify the nesting effort has finished. Work may resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to Riverside County for mitigation monitoring compliance record keeping. If vegetation removal is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds."*

*MM 4.4-4 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.4-4 Monitoring Party: Riverside County EPD, Riverside County Planning Department.*

4. Rationale: In the event that Project construction activities occur during the nesting season for birds and raptors (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds and raptors prior to commencement of construction activities, and further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project impacts to nesting birds and raptors to below a level of significance. In addition, Implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and requires preparation and implementation of a Burrowing Owl Management Plan (if required), thereby ensuring that Project impacts to burrowing owl would be reduced to less-than-significant levels. (DEIR at pp. 4.4-42 and 4.4-44)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

***Impact:*** *Interfere substantially with native resident or migratory fish or wildlife species.*

***Biological Resources Threshold d):*** *The Project would result in less-than-significant impacts due to interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species. There are no identified MSHCP wildlife Linkages (including existing or proposed MSHCP Linkages or Constrained

Linkages) within the Study Area. The Project would not impede the use of native wildlife nursery sites, as the Project's proposed development footprint does not support any colonial breeding groups that would be considered as a native wildlife nursery site. However, the Project has the potential to result in impacts to nesting birds and raptors during the nesting season (February 1 to August 31), including migratory birds. Accordingly, Project impacts to nesting birds and raptors during the nesting season represents a significant impact for which mitigation would be required. (DEIR at p. 4.4-34)

2. Finding: The MM outlined below would reduce impacts to migratory birds to a less-than-significant level. The MM reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

Mitigation Measure MM 4.4-4, as provided above for Biological Resources Thresholds b) and c), shall apply.

4. Rationale: In the event that Project construction activities occur during the nesting season for birds and raptors (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds and raptors prior to commencement of construction activities, and further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project impacts to nesting birds and raptors to below a level of significance. (DEIR at pp. 4.4-43 and 4.4-44)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

***Impact:*** *Adverse effect on riparian habitat or other sensitive natural community.*

***Biological Resources Threshold e):*** *The Project would result in less-than-significant impacts on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Implementation of the Project would result in permanent impacts to 50.274 acres of disturbed/developed habitats, 28.706 acres of impacts to non-native grassland, 1.12 acres of impact to ornamental vegetation, and 2.66 acres of disturbed Riversidean sage scrub. None of the vegetation communities that would be impacted by the Project on site or within the Project's off-site improvement areas are considered sensitive, as the Project has been

designed to avoid impacts to all 0.19-acre of disturbed southern willow scrub habitat present on site. With mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810, Project impacts to vegetation communities would be less than significant. However, the Project would result in impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources, which represent significant impacts for which mitigation would be required. (DEIR at pp. 4.4-34 through 4.4-36; Final EIR at pp. 4.4-35 through 4.4-37)

2. Finding: The MM outlined below would reduce impacts to State- and federally-protected wetlands to a less-than-significant level. The MM reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

Mitigation Measure MM 4.4-1, as provided for Biological Resources Threshold a), above, shall apply.

4. Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riparian/riverine areas would be mitigated in accordance with the Project's DBESP (EIR Technical Appendix D2). As required by the Project's DBESP, the Project Applicant would place a conservation easement over approximately 2.00 acres of the park site, which would include 0.23-acre of riparian/riverine habitat as well as a 1.77-acre upland buffer area. To mitigate the Project's impacts to 0.05-acre of riverine resources, Mitigation Measure MM 4.4-1 requires the Project Applicant to purchase re-establishment and/or establishment mitigation credits from the Riverpark Mitigation Bank or other approved mitigation bank at a minimum 1:1 ratio. However, if no re-establishment and/or establishment credits are available, Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre of riverine habitat shall instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources shall be mitigated through the management (removal of non-native woody plant species) of the 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine

habitat. In the event that no mitigation credits are available, the mitigation further requires the preparation and implementation of an HMMRP and the establishment of a non-wasting endowment to ensure long-term preservation of the 2.00-acre avoidance area. Implementation of any of the alternatives allowed by Mitigation Measure MM 4.4-1 would fully compensate for Project impacts to 0.05-acre impacts to riparian/riverine habitat, and would reduce Project impacts to 0.05-acre of riparian/riverine habitat to less-than-significant levels. Implementation of any of the alternatives allowed by Mitigation Measure MM 4.4-1 would fully compensate for Project impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources to less-than-significant levels. (DEIR at p. 4.4-44; Final EIR at pp. 4.4-47 and -48)

***Impact:*** *Substantial adverse effects on State or federally protected wetlands.*

***Biological Resources Threshold f):*** *The Project would result in less-than-significant impacts due to a substantial adverse effect on State- or federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project site does not contain any State- or federally-protected wetlands; therefore, no impacts to State- or federally-protected wetlands would occur with implementation of the Project. However, the Project would result in impacts to 0.05-acre (350 liner feet) of areas subject to RWQCB jurisdiction, and would result in impacts to 0.05-acre (350 linear feet) of areas subject to CDFW jurisdiction. Accordingly, prior to mitigation, Project impacts to 0.05-acre (350 liner feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdictional areas represent significant impacts of the Project for which mitigation would be required. (DEIR at pp. 4.4-36 and 4.4-37; Final EIR at pp. 4.4-37 and 4.4-38)
2. Finding: The MM outlined below would reduce impacts to State and federally protected wetlands to a less-than-significant level. The MM reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

   Mitigation Measure MM 4.4-1, as provided fort Biological Resources Thresholds a) and e),

above, shall apply.

4. Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre (350 liner feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdiction are mitigated in accordance with the Project's DBESP (EIR Technical Appendix D2). As required by the Project's DBESP, the Project Applicant would place a conservation easement over approximately 2.00 acres of the park site, which would include 0.23-acre of riparian/riverine habitat as well as a 1.77-acre upland buffer area. To mitigate the Project's impacts to 0.05-acre of riverine resources, Mitigation Measure MM 4.4-1 requires the Project Applicant to purchase re-establishment and/or establishment mitigation credits from the Riverpark Mitigation Bank or other approved mitigation bank at a minimum 1:1 ratio. However, if no re-establishment and/or establishment credits are available, Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre of riverine habitat shall instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then Mitigation Measure MM 4.4-1 requires that impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources shall be mitigated through the management (removal of non-native woody plant species) of the 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine habitat. In the event that no mitigation credits are available, the mitigation further requires the preparation and implementation of an HMMRP and the establishment of a non-wasting endowment to ensure long-term preservation of the 2.00-acre avoidance area. Implementation of any of the alternatives allowed by Mitigation Measure MM 4.4-1 would fully compensate for Project impacts to 0.05-acre of RWQCB jurisdiction and 0.05-acre of CDFW jurisdiction to less-than-significant levels. (DEIR at p. 4.4-45; Final EIR at p. 4.4-48)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and Subsection 4.4 of the Final EIR and the citations noted therein.

**C. Cultural Resources**

***Impact:*** *Result in the alteration or destruction of a historic site or cause a substantial adverse change of a historical resource.*

***Cultural Resources Thresholds a) and b):*** *The Project would result in less-than-significant*

*impacts to historical sites and resources with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Five historic-period built-environment resources were identified at the Project site. One of these resources, the Colorado River Aqueduct (CA-RIV-6426H), was previously determined eligible for listing on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criteria 1/A and 2/B. However, within the proposed Project site, Colorado River Aqueduct is underground and no historic surface elements or character-defining features were apparent. Thus, it is not reasonably foreseeable that the Colorado River Aqueduct would be impacted by the proposed Project. The four remaining historic built-environment resources consist of residential properties of which none meet the CEQA or California Register of Historical Resources (CRHR) definitions for historical resources. However, there is a potential for previously undiscovered historical resources to occur on the site surface or beneath the surface of areas planned for physical impact (i.e., grading) as part of the Project. Potential impacts to previously undiscovered historical resources on site or within the off-site improvement areas would be significant on both a direct and cumulatively-considerable basis prior to mitigation. (DEIR at pp. 4.5-24 and 4.5-25)
2. Finding: The MMs and RRs outlined below would reduce the Project's potential impacts on previously undiscovered historical resources or archeological sites to a less-than-significant level. The MMs and RRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.5-1 states that:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

*RR 4.5-1 Implementation Stage: As required by Government Code Section 6254 (r).*

*RR 4.5-1 Monitoring Party: As required by Government Code Section 6254 (r).*

**RR 4.5-2 states that:** In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas,

compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The County Coroner shall determine that no investigation of the cause of death is required, and determine if the remains are of Native American origin. In the event that the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. If the NAHC is unable to identify a Most Likely Descendant, or if the Most Likely Descendant failed to make a recommendation within 48 hours after being notified by the NAHC, or the Project Applicant rejects the recommendation of the Most Likely Descendent, the Project Applicant shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further ground disturbance. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding.

*RR 4.5-2 Implementation Stage: Upon the discovery of any human remains.*

*RR 4.5-2 Monitoring Party: County Archaeologist, Planning Department, NAHC, County Coroner.*

**MM 4.5-1 states: Native American Monitor:** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s) required pursuant to Mitigation Measure MM 4.5-2, the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not

modify any condition of approval or mitigation measure.

*MM 4.5-1 Implementation Stage: During ground-disturbing activities and in the event that cultural resources are uncovered.*

*MM 4.5-1 Monitoring Party: County Archaeologist.*

**MM 4.5-2 states: Project Archaeologist**. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural, and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this mitigation measure. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. The Project Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

*MM 4.5-2 Implementation Stage: During ground-disturbing activities and in the event that cultural resources are uncovered.*

*MM 4.5-2 Monitoring Party: County Archaeologist.*

**MM 4.5-3 states: Pre-Grading Meeting**. Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence to Riverside County that the construction site supervisors and crew members involved with grading operations are trained during a mandatory pre-grading meeting by the Project Archaeologist and Native American Monitor to recognize archaeological or historical resources should such resources be unearthed during ground-disturbing construction activities. Training shall include a brief review of cultural sensitivity of the Project and surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources

are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols as determined by the County-approved Project Archaeologist. If a suspected archaeological or historical resource is identified on the property, the construction supervisor shall be required by contract to immediately halt and redirect grading operations in a 60-foot radius around the find and seek identification and evaluation of the suspected resource by the Project Archaeologist. This requirement shall be noted on all grading plans and the construction contractor shall be obligated to comply with the note. The Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

*MM 4.5-3 Implementation Stage: Prior to issuance of a grading permit.*

*MM 4.5-3 Monitoring Party: County Archaeologist.*

**MM 4.5-4 states: Monitoring during Grading**. During the original cutting of previously-undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Project Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

*MM 4.5-4 Implementation Stage: During ground-disturbing activities.*

*MM 4.5-4 Monitoring Party: County Archaeologist.*

**MM 4.5-5 states: Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 Feature Avoidance or Relocation:** During final engineering of the public park site, the Project Applicant shall attempt to avoid disturbance to features associated with Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536. For features that cannot be avoided through redesign of areas planned for grading within the public park, then prior to grading permit issuance, the Project Applicant, Project Archaeologist, and Tribal representative shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation

information shall be included in the Phase IV Monitoring Report. Controlled Grading-Bedrock milling features at cultural site(s) CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 will be impacted during construction activities and the soils surrounding them will be disturbed. To address controlled grading in this area, a plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

*MM 4.5-5 Implementation Stage: During ground-disturbing activities.*

*MM 4.5-5 Monitoring Party: County Archaeologist.*

**MM 4.5-6 states: Unanticipated Discoveries**. In the event that previously unidentified archaeological or historical resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation within 100 feet of the area of discovery to allow for the evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the Lead Agency (Riverside County) at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist and Native American Monitor, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist in consultation with the Native American Monitor and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding. During the original cutting of previously-undisturbed deposits, the archaeological

monitor(s) and tribal representative shall be on-site, as determined by the Project Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

*MM 4.5-6 Implementation Stage: During ground-disturbing activities.*

*MM 4.5-6 Monitoring Party: County Archaeologist.*

**MM 4.5-7 states: Artifact Disposition**: Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

a. Historical Resources: All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago) shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources.

b. Prehistoric Resources: For any prehistoric resources on site that are proposed to be preserved or relocated, one of the following treatments shall be applied.

    a. Reburial of the resources on the Project site: The measures for reburial shall include, at least, the following: (a) Measures to protect the reburial area from any future impacts; (b) Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded; (c) Any reburial processes shall be culturally appropriate; (d) Listing of contents and location of the reburial shall be included in the confidential Phase IV Report; and (e) The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

    b. If reburial is not agreed upon: If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County

curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

*MM 4.5-7 Implementation Stage: Prior to Grading Permit final inspection and during ground-disturbing activities.*

*MM 4.5-7 Monitoring Party: County Archaeologist.*

**MM 4.5-8 states: Phase IV Monitoring Report**: Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include (at a minimum) the following: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated Department of Parks and Recreation Primary and Archaeological Site Forms for any new resources identified, and all sites affected by the development; final disposition of the resources including GPS data; artifact catalog; and any additional recommendations as may be determined by Riverside County. A final copy shall be submitted to the Riverside County Planning Department, the Project Applicant, the Eastern Information Center, and the affected Tribe (if Native American resources are uncovered).

*MM 4.5-8 Implementation Stage: Prior to Grading Permit Final Inspection.*

*MM 4.5-8 Monitoring Party: County Archaeologist.*

4. Rationale: Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-4 and Mitigation Measures MM 4.5-6 through MM 4.5-8 would ensure that any historical resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated, including if necessary curation of the historical artifact(s) at the Western Science Center in Hemet or as directed by the County Archaeologist.

Implementation of the required mitigation would ensure that any potential impacts to subsurface historical sites or resources would be reduced to less-than-significant levels. (DEIR at pp. 4.5-28 and 4.4-31)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

***Impact:*** *Result in the alteration or destruction of an archaeological site or cause a substantial adverse change of an archaeological resource.*

***Cultural Resources Thresholds c) and d):*** *The Project would result in less-than-significant impacts to archaeological sites and resources with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Seven cultural resources exist within the Project's impact footprint, including two archaeological sites: a prehistoric bedrock milling site (CA-RIV-8681/P-33-016534) and a prehistoric milling site with historic-era refuse (CA-RIV-8683/H/P-33-016536). The testing indicated that there are no subsurface deposits or subsurface components at either site. Combined with the poor surface condition, the sites do not maintain the potential of providing greater insights into patterns of subsistence and settlement within the sites or within the region. Although the Project would result in physical impacts at sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536, because these resources do not comprise significant archaeological or historical resources pursuant to the criteria listed in Section 15064.5 of the State CEQA Guidelines, Project impacts to sites CA-RIV-8681 and CA-RIV-8683/H would be less than significant requiring no mitigation. Notwithstanding, given the presence of known archaeological resources within the Project site's vicinity, including within the Project site, there is a potential for the Project's ground-disturbing construction activities to encounter and disturb potentially significant subsurface archaeological resources. Therefore, potential impacts to previously unidentified subsurface pre-historic resources represent potentially significant impacts for which mitigation would be required. (DEIR at p. 4.5-25)
2. Finding: The MMs outlined below would reduce the Project's potential impacts on previously-undiscovered archeological sites and resources to a less-than-significant level. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

Mitigation Measures MM 4.5-1 through MM 4.5-4 and MM 4.5-6 through MM 4.5-8, as

stated above for Cultural Resources Thresholds a) and b), shall apply.

4. Rationale: Implementation of Mitigation Measure MM 4.5-1 through MM 4.5-4 and Mitigation Measures MM 4.5-6 through MM 4.5-8 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor. Although Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 do not comprise significant archaeological resources under CEQA, Mitigation Measure MM 4.5-5 would ensure that Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are avoided or relocated as part of site grading activities. Implementation of the required mitigation would further reduce the Project's less-than-significant impacts to Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536. (DEIR at pp. 4.5-32 through 4.5-33)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted therein.

***Impact:*** *Disturbance to human remains.*

***Cultural Resources Thresholds e):*** *The Project would result in less-than-significant impacts regarding disturbance of human remains, including those interred outside of formal cemeteries with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project site and off-site improvement areas do not contain a cemetery, and no known cemeteries are located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation. (DEIR at pp. 4.5-25 and 4.5-26)
2. Finding: The MMs outlined below would reduce the Project's potential impacts on human remains to a less-than-significant level. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

   **MM 4.5-9 states that: Human Remains**: In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas, compliance with California Health and Safety Code § 7050.5 and Public

Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The County Coroner shall determine that no investigation of the cause of death is required and determine if the remains are of Native American origin. In the event that the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. If the NAHC is unable to identify a Most Likely Descendant, or if the Most Likely Descendant failed to make a recommendation within 48 hours after being notified by the NAHC, or the Project Applicant rejects the recommendation of the Most Likely Descendent, the Project Applicant shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further ground disturbance. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding.

*MM 4.5-9 Implementation Stage: During ground-disturbing activities and in the event that human remains are discovered.*

*MM 4.5-9 Monitoring Party: County Archaeologist.*

4. Rationale: In the event that human remains are discovered during construction activities, Mitigation Measure MM 4.5-9 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with Mitigation Measure MM 4.5-9, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. (DEIR at p. 4.5-33)

**D. Geology and Soils**

***Impact:*** *Rupture of a known earthquake fault or strong seismic ground shaking.*

***Geology and Soils Threshold a) and c):*** *The Project would result in less-than-significant impacts due to substantial adverse effects as a result of strong seismic ground shaking with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation*

*Monitoring and Reporting Program).*

1. Project Impact(s): The potential for surface fault rupture to occur at the site is considered low. Impacts due to rupture of a known earthquake would therefore be less than significant. However, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. Thus, a significant impact could occur if the Project did not comply with the site-specific recommendations of the Project's Geotechnical Investigation (EIR *Technical Appendix G*).
2. Finding: The MM and RRs outlined below would reduce the Project's potential impacts due to strong seismic ground shaking to a less-than-significant level. The MM and RRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measure (MM) and/or Regulatory Requirements (RR):*

**RR 4.7-1 states that:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

*RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*RR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.*

**RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or

eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*RR 4.7-3 Implementation Stage: During construction activities and long-term operations.*

*RR 4.7-3 Monitoring Party: Building and Safety Department, Santa Ana RWQCB.*

**MM 4.7-1 states that:** Prior to issuance of grading or building permits, the Project Applicant shall have prepared an updated Geotechnical Investigation that addresses the site-specific design included as part of the grading and building permits. The Riverside County Building and Safety Department shall verify that all of the recommendations provided in the future-required Geotechnical Investigation are incorporated into the Project's grading and building plans and implemented by the construction contractors in order to reduce the Project's potential impacts due to strong seismic ground shaking, lateral spreading, collapse hazards, subsidence hazards, and slopes taller than 10 feet in height. Recommendations related to grading and building construction typically include but are not limited to: a) Seismic Design Considerations; b) Geotechnical Design Considerations; c) Site Grading Recommendations; d) Construction Considerations; e) Foundation Design and Construction; f) Floor Slab Design and Construction; g) Retaining Wall Design and Construction; and h) Pavement Design Parameters.

*MM 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.*

*MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigation(s) required as part of future grading and building permits, which in turn would ensure measures are implemented to address potential impacts due to the exposure of people or structures to adverse effects, including loss, injury, or death as a result of strong seismic ground shaking. Implementation of the required mitigation would ensure that impacts are reduced to less-than-significant levels. (DEIR at p. 4.7-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Landslide hazards, lateral spreading, collapse hazards, and rockfall hazards.*

***Geology and Soils Threshold d.)*** *The Project would result in less-than-significant impacts due to lateral spreading and collapse hazards with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Although hillsides occur to the west, south, and east of the Project site,

these existing hill forms exhibit an extensive amount of rock outcroppings, indicating a low hazard due to landslides; thus, impacts due to landslide hazards would be less than significant. Due to the low probability of liquefaction to occur on site, the potential for lateral spreading is also considered low. Nonetheless, impacts could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future-required geotechnical studies. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. Additionally, impacts due to collapse hazards could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future geotechnical studies that would be required in association with Project grading and building permits. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. Although there are hill forms west of the northern portions of the Project site that contain rock outcroppings, these hill forms only occur at an elevation that is approximately 40 feet higher than the northern portions of the Project site. Additionally, the Project would be separated from these hills by undeveloped lands and the future extension of Decker Road. Moreover, there is no evidence that rockfall hazards occur in lands to the west of the Project site. Accordingly, impacts from rockfall hazards affecting the northern portions of the Project site would be less than significant. In addition, although the southern portions of the Project site contains rock outcroppings, the portions of the rock outcroppings within areas planned for grading as part of development of the park site would be removed, while the remaining rock outcroppings in the southeastern portion of the park site that would be preserved as open space occurs at a lower elevation than the portions proposed for improvement with park amenities. Although additional areas of rock outcroppings occur off-site to the west, south, and east of the park site, the Project site either is buffered from these rock outcroppings by existing open space areas, or the rock outcroppings are located within the drainage with slopes oriented away from the Project site. Accordingly, potential impacts to the Project site due to rockfall hazards would be less than significant, and the Project would have no potential to induce rockfall conditions. Additionally, with compliance to applicable regulatory requirements, potential geotechnical-related impacts due to blasting would be less than significant. (DEIR at pp. 4.7-11 through 4.7-12)

2. Finding: The RR and MM outlined below would reduce the Project's potential impacts due to lateral spreading, landslide hazards, rockfall hazard, and collapse hazards to a less-than-significant level. The RR and MM reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially

significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measure (MM) and/or Regulatory Requirement (RR):*
   Regulatory Requirement RR 4.7-1 and Mitigation Measure MM 4.7-1, as provided for Geology and Soils Thresholds a) and c), above, shall apply.
4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigation(s) required as part of future grading and building permits, which in turn would ensure measures are implemented to address potential impacts due to lateral spreading and collapse hazards. Implementation of the required mitigation would ensure that impacts are reduced to less-than-significant levels. (DEIR at p. 4.7-20)
   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Unstable geological unit or soil resulting in ground subsidence.*

***Geology and Soils Threshold e):*** *The Project would result in less-than-significant impacts due to a geologic unit or soil that is or would become unstable and that potentially could result in ground subsidence with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Subsidence at the Project site following development is estimated to be approximately 0.1 feet. Accordingly, a significant impact could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future geotechnical studies that would be required in association with Project grading and building permits. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. (DEIR at p. 4.7-12)
2. Finding: The RR and MM outlined below would reduce the Project's potential impacts due to unstable soil resulting in ground subsidence to a less-than-significant level. The RR and MM reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. Mitigation Measure (MM) and/or Regulatory Requirement (RR):
   Regulatory Requirement RR 4.7-1 and Mitigation Measure MM 4.7-1, as provided for Geology and Soils Thresholds a) and c), above, shall apply.
4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigations required as part of future grading and building permits, which in

turn would ensure measures are implemented to address potential impacts due to subsidence hazards. Implementation of the required mitigation would ensure that impacts are reduced to less-than-significant levels. (DEIR at pp. 4.7-20 and 4.7-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

***Impact:*** *Creation of cut or fill slopes greater than 2:1 or higher than 10 feet.*

***Geology and Soils Threshold h):*** *The Project could result in less-than-significant impacts due to the creation of cut or fill slopes greater than 2:1 or higher than 10 feet with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Although the Project does not include any slopes steeper than 2:1 (horizontal:vertical), several proposed slopes within the northern portions of the Project site would exceed a height of 10 feet. A potentially significant impact would occur due to the proposed slopes higher than 10 feet if future implementing projects were to fail to incorporate the recommendations of the Project's geotechnical study (*Technical Appendix G*) or the future geotechnical evaluations required in association with grading permits. (DEIR p. at 4.7-13)
2. Finding: The MM and RR outlined below would reduce the Project's potential impacts due to slope heights exceeding 10 feet to a less-than-significant level. The MM and RR reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measure (MM) and/or Regulatory Requirement (RR):*

   Regulatory Requirement RR 4.7-1 and Mitigation Measure MM 4.7-1, as provided for Geology and Soils Thresholds a), c), d), and e) above, shall apply.
4. *Rationale*: Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigations required as part of future grading and building permits. Implementation of the required mitigation would ensure that impacts due to slopes that exceed 10 feet in height are reduced to less-than-significant levels. (DEIR at p. 4.7-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

**E. Greenhouse Gas Emissions**

***Impact:*** *Generate greenhouse gas emissions, either directly or indirectly, that may significantly*

*impact the environment.*

***Greenhouse Gas Emissions Threshold a):*** *The Project would result in less-than-significant impacts regarding the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would emit approximately 12,477.48 Metric Tons of Carbon Dioxide Equivalents ($MTCO_2e$) per year; thus, the proposed Project would exceed the County's Climate Action Plan (CAP) Update screening threshold of 3,000 $MTCO_2e$ per year. Accordingly, prior to mitigation, Project-related Greenhouse Gas (GHG) emissions would have the potential to result in a significant cumulatively-considerable impact on the environment. (DEIR at pp. 4.8-28 through 4.8-33)
2. Finding: The MMs outlined below would reduce the Project's potential impacts due to a conflict with a plan, policy, or regulation to a less-than-significant level. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM):*

   **MM 4.8-1 states that:** Prior to issuance of building permits, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Appendix 3.3 of the Project's Greenhouse Gas Assessment (GHGA), which is appended to the Project's EIR as *Technical Appendix H.* The conceptual measures may be replaced with other measures as listed in the CAP Screening Tables (Appendix D to the CAP Update), as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the Riverside County CAP Update.

   *MM 4.8-1 Implementation Phase: Prior to issuance of building permits.*

   *MM 4.8-1 Monitoring Party: Riverside County Planning Department.*

   **MM 4.8-2 states that:** In order to demonstrate compliance with Riverside County Climate Action Plan Update Measure R2-CE1, prior to issuance of building permits for the proposed warehouse building, the Riverside County Building & Safety Department shall review the building permit application materials to ensure that the plans require the provision of the minimum number of solar panels on the roof of the proposed warehouse building as

necessary to generate 0.5 Megawatts of power. The plans shall be accompanied by calculations demonstrating that the number of solar panels depicted on the plans are sufficient to generate the required 0.5 Megawatts. In addition, prior to issuance of building permits for the proposed recreational building within the park site, the Riverside County Building & Safety Department shall review the building permit application materials to ensure that the maximum number of solar panels have been accommodated on the roof of the proposed recreational building, given applicable Building Code requirements, clearance requirements around skylights and roof-mounted equipment, SCE interconnection regulations, transformer capacity, and other applicable code compliance constraints. Prior to final building inspection for the warehouse building and recreational building, the Riverside County Building & Safety Department shall ensure that the required solar panels have been installed and are operational.

*MM 4.8-2 Implementation Phase: Prior to issuance of building permits.*

*MM 4.8-2 Monitoring Party: Riverside County Planning Department and Building & Safety Department.*

4. Rationale: The Riverside County CAP Update (November 2019) qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines § 15183.5(b). Pursuant to State CEQA Guidelines §§ 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if a project complies with the requirements in a previously adopted plan or mitigation program. Additionally, and as discussed above in subsection 4.8.2, Tier 2 of the SCAQMD interim thresholds for GHG emissions indicates that if a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions. Although the Project would exceed CAP Update Screening Threshold of 3,000 MTCO2e, implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2 would ensure that the proposed Project is fully consistent with the Riverside County CAP Update (November 2019) by requiring the Project Applicant to demonstrate that implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables, and by requiring the Project to offset energy demands through on-site renewable energy production. Accordingly, with implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, the Project would be fully consistent with the CAP Update and the Project's cumulatively-considerable impacts due to GHG emissions would be reduced to less-than-significant levels. (DEIR at pp. 4.8-36 and 4.8-37)

***Impact:*** *Conflicts with a plan, policy, or regulation in place to reduce greenhouse gas emissions.*

***Greenhouse Gas Emissions Threshold b):*** *The Project would result in less-than-significant impacts due to conflicts with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gases with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project has the potential (prior to mitigation) to conflict with the Riverside County CAP Update, which also represents a potential conflict with the California Air Resources Board (CARB) 2022 Scoping Plan. This is considered a significant direct and cumulatively-considerable impact of the proposed Project. (DEIR at pp. 4.8-33 through 4.8-34)
2. Finding: The MMs outlined below would reduce the Project's potential impacts due to a conflict with a plan, policy, or regulation to a less-than-significant level. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measure (MM):*
   Mitigation Measures MM 4.8-1 and MM 4.8-2, as provided for Greenhouse Gas Emissions Threshold a), above, shall apply.
4. *Rationale*: Projects that garner at least 100 points through application of the CAP Update Screening Table measures are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the CAP Update and the CARB 2022 Scoping Plan. With implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, the Project would be fully consistent with the 2019 CAP Update, which in turn also would ensure Project consistency with the CARB 2022 Scoping Plan. The Project would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with implementation of the required mitigation, Project impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels. (DEIR at p. 4.8-37)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted therein.

**F. Noise**

***Impact:*** *Generation of a substantial temporary or permanent increase in ambient noise levels.*

***Noise Threshold c):*** *The Project would result in less-than-significant impacts due to the generation of substantial temporary or permanent increases in ambient noise levels in the vicinity*

*of the Project in excess of applicable standards with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project's on-site construction noise levels are expected to range from 46.2 to 66.0 dBA $L_{eq}$ at the nearest receiver locations, which would not exceed the threshold of significance of 80 dBA $L_{eq}$; thus, on-site construction noise levels would be less than significant. Although it is expected that construction noise associated with off-site roadway and utility improvements would be less than significant, in order to provide a conservative analysis of potential construction-related noise impacts a significant impact is identified for which mitigation would be required. The noise levels associated with the nighttime concrete pour activities are estimated to range from 34.4 to 40.5 dBA $L_{eq}$ and would not exceed the Federal Transit Administration (FTA) 70 dBA $L_{eq}$ nighttime residential noise level threshold; thus, the noise impacts due to Project construction-related nighttime concrete pour noise activity would be less than significant at all receiver locations with prior authorization for nighttime work from Riverside County. Additionally, the closest residential receiver would experience noise levels of 78.5 dBA $L_{max}$ over the course of blasting activities, which would not exceed the County's threshold of significance; thus, noise impacts from Project-related blasting activities during construction would be less than significant. (DEIR at pp. 4.13-37 through 4.13-53).

   The Project's daytime operational hourly noise levels at the off-site receiver locations are expected to range from 50.2 to 57.6 dBA Leq, while nighttime operational noise levels are expected to range from 47.0 to 56.5 dBA Leq. Although the Project's noise level increases would be less than significant as summarized in Table 4.13-15 and Table 4.13-16 of the DEIR, because the Project operations would expose nearby sensitive receptors to operational-related noise levels exceeding 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime, the Project's operational noise impacts represent a significant impact for which mitigation would be required. Project-related traffic noise would not exceed any of the identified significance thresholds under Existing, Existing plus Ambient plus Cumulative (EAC) (2026), or Horizon Year (2045) conditions; thus, Project-related traffic noise impacts would be less than significant. (DEIR at pp. 4.13-37 through 4.13-53).

2. Finding: The MMs and RRs outlined below would reduce impacts arising from Project-related noise increases to a less-than-significant level. The MMs and RRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.13-1 states that:** All construction activities and haul truck deliveries shall adhere to Section 2.i of Riverside County Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and federal holidays. Exceptions to these time restrictions may be granted pursuant to Section 7 of Ordinance No. 847 (e.g., if needed to accommodate nighttime concrete pouring activities).

*RR 4.13-1 Implementation Stage: As specified by Ordinance No. 847.*

*RR 4.13-1 Monitoring Party: As specified by Ordinance No. 847.*

**RR 4.13-2 states that:** All future implementing developments shall comply with Riverside County Board of Supervisors Policy F-3, "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses. Applicable measures related to noise, include, but are not necessarily limited to, the following:

- Provision 2.5: Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
- Provision 3.1: Warehouse/distribution facilities should be generally designed so that truck bays and loading docks are a minimum of 300 feet, measured from the property line of the sensitive receptor to the nearest dock door using a direct straight-line method. This distance may be reduced if the site design include berms or other similar features to appropriately shield and buffer the sensitive receptors from the active truck operations areas. Other setbacks appropriate to the site's zoning classification shall be incorporated in the design.
- Provision 3.6: On-site speed bumps shall not be allowed except at security/entry gates. Truck loading bays and drive aisles shall be designed to minimize truck noise.
- Provision 3.7: Dock doors shall be located where they are not readily visible from sensitive receptors or major roads. If it is necessary to site dock doors where they may be visible, a method to screen the dock doors shall be implemented. A combination of landscaping, berms, walls, and similar features shall be considered.
- Provision 3.8: An additional "wing-wall" shall be installed perpendicular to the loading dock areas to further attenuate noise related to truck activities and also address aesthetics by screening the loading area when adjacent to sensitive receptors.
- Provision 3.12: Facility construction shall comply with the hours of operation and

exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance").

- Provision 4.10: If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operations, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.
- Provision 4.11: Facility Operation shall comply with the exterior noise decibel levels as required by Ord. 847 (Noise Ordinance), which includes a maximum exterior decibel level of 55 dba (between 7:00 a.m. and 10:00 p.m.) and 45 dba (between 10:00 p.m. and 7:00 a.m.) as measured on adjacent occupied residences, or as modified by the most current version of Ordinance No. 847.

*RR 4.13-1 Implementation Stage: As specified by Board of Supervisors Policy F-3.*

*RR 4.13-1 Monitoring Party: As specified by Board of Supervisors Policy F-3.*

**MM 4.13-1 states that:** To minimize the potential construction noise impacts from the off-site roadway and utility improvements, the Project shall implement the following construction noise abatement measures. Project grading and blasting contractors shall be required to ensure compliance with these requirements and shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The following requirements also shall be specified in bid documents issued to prospective construction contractors. Riverside County shall review all monitoring reports to ensure compliance.

- Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards).
- All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receivers.
- Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receivers.
- The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment (between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May).
- Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment.
- No music or electronically reinforced speech from construction workers shall be

allowed.

*MM 4.13-1 Implementation Stage: During construction activities.*

*MM 4.13-1 Monitoring Party: Riverside County Building and Safety Department.*

***MM 4.13-2 states that:*** Prior to issuance of building permits for the Project's proposed warehouse building, Riverside County shall review the building plans to ensure that the plans accommodate a 14-foot-high noise barriers (i.e., concrete or block walls) are constructed at the southern and northern edges of the truck courts to the south and north of the proposed building, as shown on Figure 4.13-10, Operational Noise Mitigation Measures, of the Project's EIR (SCH No. 2023060799). Prior to final building inspection, Riverside County shall ensure that the noise barriers have been constructed.

*MM 4.13-2 Implementation Stage: Prior to issuance of building permits for the proposed warehouse building and prior to final building inspection.*

*MM 4.13-2 Monitoring Party: Riverside County Building and Safety Department.*

***MM 4.13-4 states that:*** No portion of the proposed warehouse building shall include cold storage space, unless it can be demonstrated at the time of building permit application that sensitive receptors in the surrounding area no longer occur (e.g., if residential uses are redeveloped with non-sensitive receptors, such as warehouse uses). In such a case, an updated noise impact analysis shall be prepared demonstrating that daytime and nighttime operational-related noise would not expose any nearby sensitive receptors to noise levels exceeding the noise standards specified by Riverside County Ordinance No. 847 of 55 dBA Leq during daytime hours and 45 dBA Leq during nighttime hours. No building permit shall be issued for cold storage uses unless the resulting noise impact analysis demonstrates compliance with the County's noise standards as specified by Riverside County Ordinance No. 847.

*MM 4.13-4 Implementation Stage: Prior to issuance of building permits involving cold-storage warehouse uses.*

*MM 4.13-4 Monitoring Party: Riverside County Building & Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.13-1 would ensure that noise abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. Implementation of Mitigation Measure MM 4.13-2 would ensure that minimum 14-foot-high barriers are

constructed at the southern and northern edges of the truck courts to the south and north of the proposed warehouse building, respectively. Implementation of Mitigation Measure MM 4.13-4 would ensure that no cold storage uses are allowed within the proposed warehouse building unless sensitive receptors no longer occur in close proximity to the Project site and unless it can be demonstrated through a subsequent noise analysis that operation of cold storage uses would not expose nearby sensitive receptors to noise levels exceeding the noise limits specified by Riverside County Ordinance No. 847. With implementation of the required mitigation the Project's operational noise impacts at the nearest sensitive receptors would be reduced to below the daytime operational noise standard of 55 dBA $L_{eq}$ and the nighttime operational noise standard of 45 dBA $L_{eq}$. Accordingly, with implementation of the required mitigation, the Project's operational noise impacts during the daytime and nighttime would be reduced to less-than-significant levels. (DEIR at p. 4.13-65)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted therein.

***Impact:*** *Generation of excessive ground-borne vibration or ground-borne noise levels.*

***Noise Threshold d):*** *The Project would result in less-than-significant impacts due to the generation of excessive ground-borne vibration or ground-borne noise levels with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): At distances ranging from 72 to 322 feet from Project typical construction activities, construction vibration velocity levels are estimated to range from 0.005 to 0.043 in/sec PPV, and would not exceed the maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec); thus, Project-related vibration impacts during typical construction activities would be less-than-significant. However, Project-related blasting activities have the potential to expose nearby structures and sensitive receptors to substantial blasting-related vibration levels in the absence of measures and controls; thus, vibration impacts associated with the Project's blasting activities would be significant prior to mitigation. Additionally, and although not anticipated, the Project's off-site construction activities related to roadway and infrastructure improvements have the potential to expose nearby sensitive receptors to excessive vibration levels, resulting in a significant impact. Under long-term operating conditions, all trucks generated by the Project would travel along County roadways that are regularly maintained to prevent discontinuous pavement (e.g., potholes); thus, and based on guidance from Caltrans, the Project's operational traffic-related vibration impacts would be less than significant. (DEIR at pp. 4.13-53 through 4.13-55).

2. Finding: The MMs outlined below would reduce impacts arising from Project-related noise increases to a less-than-significant level. The MMs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

Mitigation Measure MM 4.13-1, as provided for Noise Threshold c), above, shall apply.

**MM 4.13-3 states that:** Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for County review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). The required Noise and Vibration Abatement Plan shall include the name and qualifications of the person(s) responsible for monitoring and reporting blast vibrations. In addition, the Noise and Vibration Abatement Plan shall require a minimum of two portable seismographs for monitoring peak ground vibration and air-overpressure for each blast, with one seismograph being placed at the closest residential structure. The Noise and Vibration Abatement Plan also shall require that equipment and its use shall conform fully to the standards developed by the Vibration Section of the International Society of Explosive Engineers (ISEE). For all blasts, the Noise and Vibration Abatement Plan shall require monitoring of ground motion and air-overpressure at the nearest residential properties or other structure of concern. The Noise and Vibration Abatement Plan also shall specify a minimum trigger level for monitoring of 0.05 in/s for ground motion and 120 dB for air-overpressure, and shall specify a maximum noise level for air-blasts of 133 dB at any residence and shall restrict maximum ground vibration to the limits as outlined in the U.S. Bureau of Mines publication R18507. In the event that the air-blast limit or ground vibration limits are exceeded, blasting shall be suspended until the County has approved a revised blasting plan showing revisions to assure adequate noise and vibration attenuation. Additionally, the Noise and Vibration Abatement Plan shall require regular reporting of blasting and measurements to Riverside County, and shall include a copy of the instrument/software-generated blast monitoring report at each instrument location that includes measured peak particle velocity in inches per second, peak air-overpressure in linear-scale decibels, and vibration and air-overpressure event plots, with date and time of event recording. In addition, the Noise and Vibration Abatement Plan shall include the following requirements:

- Prior to commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 300 feet of any potential

blasting areas shall be conducted. The pre-blast survey shall be conducted by a third-party company with a minimum of five years of experience performing pre-blast and similar type surveys, and shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. The survey shall document the interior and exterior conditions of all residential property and associated structures located within 500 feet of blasting areas. If property owners refuse surveys, provide copies of certified-mail letters documenting attempts to provide the survey by a third-party professional survey company. The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to completion of surveys of surrounding residential properties. Surveys also shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted to Riverside County.

- Blasting only shall be allowed Monday through Friday only between the hours of 8:00 a.m. and 5:00 p.m.
- The required Noise and Vibration Plan shall outline controlled blasting techniques and procedures to control and monitor flyrock, airblast, and ground vibration.
    - Flyrock mitigation measures to be specified by the Noise and Vibration Plan may include soil cover, leaving alluvial materials in place over materials to be blasted, and/or blast mats. Crush rock (i.e., 3/8") shall be used for stemming materials; drill cuttings are not acceptable. The stemming materials shall be tamped in-place.
    - The design of blasts shall be based on "scaled distance" criteria (i.e., defined as the distance in feet between a blast drill hole and the structure of concern, divided by the square root of the explosives loading per delay period in pounds-units are in feet per pound). The scaled distance chosen for the initial

design shall be supported by statistical analysis indicating that the resulting ground vibration will be less than the criteria set for the Project. The scaled distance used for production blasts may be modified based on the results of the test blast(s) but shall be conservative enough to produce vibration and airblast levels within the project specifications.

- One or more blasts shall be performed in an area outside of critical distance of residential structures or other improvements of concern (i.e., at least 500 feet away).
- The required Noise and Vibration Plan shall include procedures regarding submittal of blast reports and record keeping for County records and monitoring.
- The required Noise and Vibration Plan shall include measures and procedures to notify property owners that blasting will occur.
- If specified vibration limits are exceeded, blasting operations shall cease immediately and a revised blasting plan shall be submitted to the County. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.

Project grading and blasting contractors shall be required to ensure compliance with the Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The requirements of the Noise and Vibration Abatement Plan also shall be specified in bid documents issued to prospective contractors. Riverside County shall review all monitoring reports to ensure compliance with the Noise and Vibration Abatement Plan, and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with the Noise and Vibration Abatement plan and/or the above-listed requirements.

*MM 4.13-3 Implementation Stage: Prior to issuance of any grading permits that require blasting activities and a blasting permit, and during blasting activities.*

*MM 4.13-3 Monitoring Party: Riverside County Planning Department.*

5. Rationale: Implementation of Mitigation Measure MM 4.13-3 would ensure that all blasting-related activities on site occur in conformance with an approved Noise and Vibration Abatement Plan, and would reduce potential vibration levels affecting nearby buildings and sensitive receptors to below a level of significance. Implementation of Mitigation Measure

MM 4.13-1 would ensure that abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential vibration impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. (DEIR at pp. 4.13-65 through 4.13-66).

**G. Paleontological Resources**

***Impact:*** *Destruction of a unique Paleontological resource, site, or geological feature.*

***Paleontological Resources Threshold a):*** *The Project would result in less-than-significant impacts to unique paleontological resources, sites, or unique geologic features, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not impact any known paleontological resources or unique geological features. However, the Project site is underlain by soils and geologic units with a "High" potential for containing unique paleontological resources. Thus, there is a potential for impacts to paleontological resources during Project grading and excavation. This is evaluated as a significant impact on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.14-8 through 4.14-9)
2. Finding: The MM outlined below would reduce impacts arising from destruction of paleontological resources to a less-than-significant level. The MM reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.14-1 states that:** Prior to the issuance of grading permits affecting areas in the northern portions of the Project site (i.e., development within the northern 50.04 gross acres of the Project site proposed for development with warehouse uses) and prior to issuance of grading permits affecting off-site areas (i.e., planned improvements within Cajalco Road/Cajalco Expressway, Seaton Avenue, and Rider Street), the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earth-moving activities (Project Paleontologist). The Project Paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP).

This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, is as follows:

- Prior to issuance of grading permits, a qualified vertebrate paleontologist ("Project Paleontologist") shall review the Project grading plans and geotechnical report data, with particular regard to location and depth of earth moving and the rock unit(s) being encountered. The review is for the purpose of assessing potential for fossil remains being encountered by earth moving. If previously undisturbed strata with potential for containing fossil remains will be encountered by earth moving, the following measures shall be implemented.
- Museum Storage Agreement. The Western Science Center (WSC), Natural History Museum of Los Angeles County (LACM), San Diego Natural History Museum (SDNHM), San Bernardino County Museum (SBCM), or Riverside Municipal Museum (RMM) shall be the designated museum repository for any vertebrate, invertebrate, and plant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered from the site as a result of the PRIMP. Prior to any earth moving at the Project site, the Project Paleontologist shall develop a formal agreement with the museum regarding final disposition and permanent storage and maintenance of the fossil collection and associated data. The agreement shall cover, but not necessarily be limited to, museum requirements regarding: 1) level of treatment of the collection; 2) storage and maintenance fees, if any; 3) purchase of specimen storage cabinets and drawers, as well as specimen trays, vials, specimen data cards, and other curatorial supplies, if required.
- Discovery Clause/Treatment Plan. As part of the PRIMP, the Project Paleontologist shall develop a discovery clause/treatment plan (DC/TP) to allow for the additional tasks (recovery, geologic mapping, fossiliferous rock sample processing, specimen preparation, identification, curation, cataloging, data entry, specimen storage, and maintenance by museum) and manpower required to treat a large or productive fossil occurrence that cannot be treated without diverting the monitor from routine monitoring. The DC/TP shall also include approved procedures and lines of communication to be followed by specific individuals if fossil remains are uncovered by earth moving, particularly when a paleontologic monitor is not present at the site. Names and telephone numbers of contact personnel shall be included in the lines of

communication. The preparation of the required PRIMPs for future grading permits would ensure compliance with these requirements.

- Pre-Construction Meeting. The Project Paleontologist or field supervisor, as well as a paleontologic construction monitor, shall attend a preconstruction meeting to explain the PRIMP to construction contractor and the developer's construction workers. The presentation shall summarize mitigation procedures to be employed by PRIMP personnel and shall detail procedures and lines of communication to be followed by specific Project personnel when fossil remains are found at the site.

  The Project Paleontologist or field supervisor shall inform the construction contractor and the developer's construction workers of the following items:

  1) Routine mitigation measures (primarily monitoring and test screening) to be employed by a monitor during earth moving.
  2) The potential for fossil remains being uncovered by earth moving in particular areas of the site and the need to implement specific actions and additional mitigation measures when a fossil occurrence is uncovered by earth moving.
  3) Functions and responsibilities of the monitor when fossil remains are uncovered by earth moving and can be recovered without diverting the monitor from monitoring (temporarily divert earth moving around fossil site until remains evaluated, recovered, and earth moving allowed to proceed through site by monitor; if approved by construction contractor, enlist assistance of earth-moving equipment and operator to expedite recovery of remains, obviate need for additional personnel, and reduce any potential construction delay).
  4) Functions and responsibilities of the monitor when a fossil occurrence is uncovered by earth moving and is sufficiently large or productive that it cannot be recovered without diverting the monitor from monitoring.
     4a) Flag the site.
     4b) Advise construction contractor to avoid fossil site until further notice.
     4c) Call the Project Paleontologist or field supervisor to site.
  5) Functions and responsibilities of the Project Paleontologist or field supervisor when notified by the monitor that a large or productive fossil occurrence has been uncovered by earth moving and cannot be recovered

without diverting the monitor from monitoring. Evaluate occurrence to determine if recovery is warranted.

a. If recovery is warranted, notify construction contractor and the Project developer of necessity for implementing additional mitigation measures specified in DC/TP initiating increased level of monitoring, if not already in effect, in immediate vicinity of fossil site and assigning additional personnel to PRIMP.

b. Within 24 hours, mobilize recovery crew to recover occurrence; supervise recovery of occurrence and its transport to laboratory facility or to location elsewhere at site approved by construction contractor for initial/field processing of a fossiliferous rock sample or to laboratory facility for preparation of a fossil specimen.

c. If warranted and approved by construction contractor, enlist assistance of the earth-moving equipment and operator to expedite recovery of occurrence.

d. To obviate need for additional personnel and reduce any potential construction delay, after recovery of occurrence, have construction contractor allow earth moving to proceed through fossil site.

e. Notify Project developer of recovery (or of decision not to recover fossil occurrence, if appropriate) and of authorization for earth moving to proceed through fossil site.

6) Responsibilities of the construction contractor and earth-moving equipment operators if fossil remains are uncovered by earth moving, particularly if a monitor is not present at the site when the remains are encountered.

a. Avoid disturbance of fossil site by earth moving.

b. Notify monitor, the Project Paleontologist or the field supervisor and Project developer of the fossil occurrence.

c. Avoidance of fossil site by earth-moving activities.

d. Assist with equipment and operator to expedite recovery of occurrence.

If warranted, the Project Paleontologist or field supervisor and a monitor shall give a similar presentation to the earth-moving equipment operators at one of their earliest safety meetings. The operators shall be instructed on recognizing fossil remains in the field, informed of their responsibilities if they observe fossil remains when the monitor is not present at the site

(avoid disturbance of occurrence by earth moving; have construction contractor call monitor to fossil site; expedite recovery of occurrence, if requested), and advised that unauthorized collecting of fossil remains is illegal.

- Monitoring Earth Moving. Earth moving shall be monitored by a paleontologic monitor only in those areas of the site where earth moving will disturb soils greater than 5 feet deep (monitoring will not be conducted in areas in which soils will be buried, but not disturbed) and where paleontological resources have the potential to occur. Monitoring shall not be implemented until earth moving has reached a depth of 5 feet below current grade. Monitoring shall consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring shall be conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earth moving in areas underlain by a particular rock unit, monitoring can be reduced, generally, to half or quarter time or suspended once 50% of earth moving in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earth moving, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil site.
- Large-Specimen Evaluation and Recovery Option.
  1) If a large fossil specimen is found as a result of monitoring earth moving and the specimen can be recovered without significantly diverting the monitor from monitoring, earth moving shall be temporarily diverted around the fossil site and the specimen shall be evaluated, and, if warranted, excavated, covered with a protective plaster-impregnated burlap jacket, if required, and recovered.

     If necessary, earth-moving equipment and an operator shall be enlisted to expedite recovery of the specimen and obviate the need for additional personnel, and the construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the specimen. A temporary field number shall be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic

(particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site.

At the end of the day the monitor or (following his next site inspection) the field supervisor shall transport the fossil remains and associated data to a laboratory facility for further treatment. If appropriate, samples of fossil wood will be submitted for carbon-14 dating analysis.

2) If a fossil specimen is found and is sufficiently large that it cannot be recovered without significantly diverting the monitor from monitoring, the fossil site shall be flagged with colored survey ribbon to temporarily divert earth moving around the site, the construction contractor shall be advised to avoid the site until further notice, and the Project Paleontologist or field supervisor shall be called to the site. The grading contractor will notify the Project developer and Project Paleontologist of the occurrence and of the avoidance of the site. The Project Paleontologist or field supervisor in turn shall evaluate the specimen to determine if recovery is warranted.

   2a) If specimen recovery is not warranted, no further action will be taken to preserve the fossil site or remains, and the construction contractor will be allowed to have earth moving proceed through the site immediately.

   2b) If specimen recovery is warranted, the Project Paleontologist or field supervisor shall notify the construction contractor and Project developer of the necessity for implementing additional mitigation measures specified in the DC/TP, initiating full-time monitoring, if not already in effect, at least in the immediate vicinity of the site in areas underlain by the fossil-bearing rock unit, and assigning additional personnel to the PRIMP. Within 24 hours a recovery crew shall be mobilized to recover the specimen. The size of the crew shall reflect the size of the specimen and the need to recover the specimen as quickly as possible.

   The specimen shall be excavated with hand tools, covered with a protective plaster-impregnated burlap jacket, and recovered. If necessary and approved by the construction contractor, earth-moving

equipment and an operator shall be enlisted to expedite recovery of the specimen, reduce any potential construction delay, and obviate the need for additional personnel. The construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the specimen.

A temporary field number shall be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member shall transport the fossil specimen and associated site data to a laboratory facility for further treatment.

- Small-Specimen Sample Evaluation, Recovery, and Processing. If a sufficient number of smaller vertebrate fossil remains are found at one (1) site as a result of test screening by the paleontological monitor, the fossil site shall be flagged with colored survey ribbon to temporarily divert earth moving around the site. The construction contractor shall be advised to avoid the site until further notice, and if requested by the monitor to expedite recovery of a fossiliferous rock sample reduce any potential construction delay and obviate the need for additional personnel, the construction contractor shall have earth-moving equipment and an operator acquire a rock sample from the fossil site and transport the sample, if possible, to a nearby temporary location at the site approved by the construction contractor.

  If a sample is recovered, the construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample. The Project Paleontologist or field supervisor shall be called to the fossil/storage site to determine if the fossil site/sample is sufficiently productive to warrant recovery of a large sample of fossiliferous rock to process for additional small remains.

  1) If the site/sample is determined too unproductive or the remains too poorly preserved or insufficiently diagnostic, no further action will be taken to preserve the fossil site/sample or remains, and the construction contractor

will be allowed to have earth moving proceed through the fossil/storage site immediately.

2) If sample recovery is warranted, the Project Paleontologist or field supervisor shall notify the construction contractor and Project developer of the necessity for implementing additional mitigation measures specified in the DC/TP and assigning additional personnel to the PRIMP.

2a) Within 24 hours, a recovery crew shall be mobilized to recover the sample. The size of the crew shall reflect the need to recover the sample as quickly as possible. The field supervisor shall record the size and supervise recovery of the sample. Up to 3 tons of fossiliferous rock shall be recovered. The sample shall be excavated with hand tools for recovery. If necessary and if approved by the construction contractor, earth-moving equipment and an operator shall be enlisted to expedite transportation of the sample to the processing facility site, obviate the need for additional personnel, and reduce any potential construction delay and the construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample.

2b) A temporary field number shall be assigned to the sample; the field number and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member will transport the sample to a location elsewhere at the site approved by the construction contractor or to an offsite location for initial/field processing (wet screening) of the sample. The total weight of all samples from each fossil-bearing rock unit at the site shall not exceed 3 tons.

2c) If warranted, the field supervisor shall setup a field processing facility for wet screening the sample at a site location approved by the construction contractor. Wet screening shall consist of sieving rock through a 20- (and/or finer) mesh box screen immersed in a tub of water to remove the smaller (clay and silt) particles from the larger

(sand and rock) particles and small fossil remains, and could result in a reduction in sample weight/volume in excess of 90%. If necessary, rock shall be soaked in an environmentally safe dispersant (citrus oil) prior to screening to improve the separation of the clay particles from the rest of the sample during screening. The monitor shall conduct wet screening if screening can be accomplished without diverting the monitor from monitoring. If it is not possible to have the monitor perform the wet screening, a field technician shall be assigned to the task. Following the next site inspection, the field supervisor will transport the concentrate (larger particles and small fossil remains) generated by initial processing to a laboratory facility for final/laboratory processing.

2d) If the fossil remains in the concentrate are sufficiently fossilized (dense), an environmentally safe heavy liquid (sodium polytungstate), if appropriate, shall be used by the senior vertebrate paleontologist to separate the remains from the remaining sand and rock particles. When added to a beaker filled with heavy liquid, the concentrate will separate, the particles floating to the surface, and the remains sinking to the bottom, from where they are retrieved. This technique can result in a further sample weight/volume reduction in excess of 90% (less than 1% of original sample size). The final concentrate shall be examined under a microscope and fossil specimens recovered from any remaining sand and rock particles. If the fossil bone in the original concentrate is not sufficiently dense for use of the heavy-liquid separation technique, the entire sample of concentrate shall be sorted under a microscope for fossil remains. Recovered fossil remains shall then be treated as outlined herein.

2e) During the final processing of a sample, the senior vertebrate paleontologist shall continually evaluate the results of field and laboratory processing. If the sample is insufficiently productive or the fossil remains, too poorly preserved, the senior vertebrate paleontologist shall have the option of discontinuing further laboratory processing of the sample, having field processing of the remainder of the sample suspended, and disposing of the remainder of

the sample and unprocessed concentrate. Similarly, processing shall be discontinued if, after preliminary identification of some specimens, the remains are determined insufficiently diagnostic or diverse taxonomically, or the species represented are the same as those in another sample from the fossil-bearing rock unit. If appropriate, small splits from one or more samples shall be submitted for palynological analysis.

- Fossil Treatment. Final treatment of all fossil specimens recovered from the site as a result of the PRIMP shall be conducted at a laboratory facility. Larger vertebrate fossil specimens shall be removed from their protective jackets, prepared to the point of identification using hand tools, and hardened or stabilized with a penetrating solution by a preparator. All recovered fossil specimens shall be identified to the lowest taxonomic level possible by knowledgeable vertebrate and invertebrate paleontologists and, if required, other knowledgeable paleontologists (i.e., paleobotanists, micropaleontologists, palynologists). The specimens shall then be curated (assigned and labeled with museum specimen data and corresponding site numbers, placed in specimen trays and, if appropriate, vials with completed specimen data cards), catalogued (specimen and site numbers and specimen data and corresponding geologic and geographic site data, respectively, archived [entered into appropriate catalogs and computerized databases]), and accessioned into the museum fossil collection, where they will be permanently stored, maintained, and, along with associated data, made available for future study by qualified investigators. With the possible exception of those tasks (curation, cataloging) that might be conducted by museum staff, all treatment of the fossil specimens shall be conducted by a laboratory technician. Fossil specimen preparation, identification, curation, and cataloguing are now required before a fossil collection will be accepted by most museum repositories, including the WSC, LACM, SDNHM, SBCM, and RMM. Moreover, the scientific importance of a fossil specimen cannot be evaluated until the specimen has been identified to the lowest taxonomic level possible, and specimen identification often is not possible without prior preparation.

Final Report. A final technical report of findings shall be prepared by the Project Paleontologist and shall describe the site's stratigraphy, summarize field and

laboratory methods employed during the PRIMP, include a taxonomic list and an inventory of catalogued fossil specimens recovered as a result of the PRIMP, evaluate the scientific importance of the specimens, and discuss the relationship of the fossil assemblage from any newly recorded fossil site at the project site to relevant fossil assemblages from fossil sites in other areas. The report shall be submitted to the contractor and County Geologist. Submission of the final report will signify completion of the PRIMP and will ensure Project compliance with Public Resources Code Section 21081.6 (mitigation monitoring, reporting, and compliance).

All reports shall be signed by the Project Paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project Paleontologist for the in-grading implementation of the PRIMP.

*MM 4.14-1 Implementation Stage: Prior to the issuance of grading permits and during grading and ground-disturbing activities.*

*MM 4.14-1 Monitoring Party: County Geologist, Riverside County Planning Department.*

4. *Rationale:* Implementation of Mitigation Measure MM 4.14.-1 would ensure that a PRIMP is prepared prior to issuance of any grading permits that have the potential to affect subsurface paleontological resources. Implementation of a PRIMP would ensure that paleontological resources, if uncovered during site grading activities, are appropriately treated, and would reduce the Project's direct and cumulatively-considerable impacts to paleontological resources to less-than-significant levels. (DEIR at p. 4.14-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the DEIR and the citations noted therein.

**H. Transportation**

***Impact:*** *Construction-related traffic and inadequate emergency access or access to nearby uses.*

***Transportation Thresholds e and f):*** *The Project would result in less-than-significant impacts upon circulation during the Project's construction and impacts due to inadequate emergency access with implementation of mitigation measures (refer to Project Resolution Attachment "A,"*

*Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Construction activities associated with the Project have the potential to affect circulation during proposed improvements along Cajalco Road, Seaton Avenue, and Decker Road. This is conservatively evaluated as a significant impact of the Project for which mitigation would be required. Under long-term operating conditions, the Project would have no effect on emergency access in the local area, and impacts would be less than significant. However, during proposed improvements to Cajalco Road, Seaton Avenue, and Decker Road, there is a potential that the Project could adversely affect emergency access or access to nearby uses. This is conservatively evaluated as a significant impact for which mitigation would be required in the form of a traffic control plan. (DEIR at p. 4.18-17)
2. Finding: The MM outlined below would reduce impacts to transportation to a less-than-significant level. The MM reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **MM 4.18-1 states that:** Prior to the issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or Decker Road, the Project Applicant shall prepare and Riverside County shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices (CMUTD). A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.

   *MM 4.18-1 Implementation Stage: Prior to issuance of grading permits.*

   *MM 4.18-1 Monitoring Party: Riverside County Building & Safety Department.*
4. *Rationale:* Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or Decker Road. Implementation of the required mitigation would ensure that Project-related construction activities would not substantially affect circulation during the Project's construction or result in inadequate emergency access or access to nearby uses during construction of improvements along Cajalco Road, Seaton Avenue, or Decker Road. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. (DEIR at p. 4.18-27)

The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.18 of the DEIR and the citations noted therein.

**I. <u>Tribal Cultural Resources</u>**

***Impact:*** *Impacts to Tribal Cultural Resources (TCRs).*

***Tribal Cultural Resources Threshold a):*** *The Project would have a less-than-significant-impact on tribal cultural resources with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. <u>Project Impact(s):</u> As a result of the County's consultation efforts with local Native American tribes, the bedrock milling features found within the Project boundary in the southern portions of the Project site proposed for public park use are, in the tribes' view, contributing elements to an identified Tribal Cultural Resource landscape. However, the results of the Project's Phase I and Phase II CRAs demonstrate that the resources that occur on the Project site do not meet CEQA's definition of significant archaeological resources based on the criteria listed in Section 15064.5 of the State CEQA Guidelines. As such, the resources that occur on site do not substantially contribute to the Tribal Cultural Property (TCP) or any tribal cultural landscapes. Notwithstanding, the Project would be subject to compliance with EIR Mitigation Measure MM 4.5-5, which requires the avoidance or relocation of the features located at Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 during grading and improvements at the park site and further requires the implementation of controlled grading to avoid impacts to these resources, thereby ensuring that these resources are preserved in open space to the maximum feasible extent. Accordingly, Project impacts to known Tribal Cultural Resources within the Project's impact limits would be less than significant requiring no mitigation beyond what already is required pursuant to EIR Mitigation Measure MM 4.5-5. However, there is a potential for the Project site or off-site improvement areas to contain previously-unidentified surface or subsurface tribal cultural resources. Accordingly, potential impacts to previously-undiscovered Tribal Cultural Resources that may be present in the Project's on- and off-site improvement areas would represent a potentially significant impact to Tribal Cultural Resources prior to mitigation. (DEIR at pp. 4.19-4 through 4.19-7)
2. <u>Finding</u>: The MMs and RRs outlined below would reduce the Project's potential impacts to tribal cultural resources to a less-than-significant level. The MMs and RRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)).
3. *<u>Mitigation Measures (MM) and/or Regulatory Requirements (RR):</u>*

Regulatory Requirements RR 4.5-1 and RR 4.5-2 and Mitigation Measures MM 4.5-1 through MM 4.5-9, as previously provided for Cultural Resources Thresholds a), b), and e), above, shall apply.

4. Rationale: Implementation of Mitigation Measures MM 4.5-1 through 4.5-4 would ensure that all site grading and disturbances are subject to monitoring by a Project Archaeologist and Native American Monitor. Mitigation Measure MM 4.5-6 establishes requirements that must be undertaken in the event that previously undiscovered cultural resources, including tribal cultural resources, are uncovered during ground-disturbing activities on site and within the Project's off-site improvement areas. Mitigation Measure MM 4.5-7 establishes measures for the appropriate treatment of cultural resources, including tribal cultural resources, while Mitigation Measure MM 4.5-8 requires preparation of a Phase IV Monitoring Report to document the results of the cultural resources monitoring program. Finally, Mitigation Measure MM 4.5-9 requires compliance with the provisions of California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. in the event that human remains, including human remains that may be considered tribal cultural resources, are uncovered during site grading activities. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-9 would reduce the Project's direct and cumulatively-considerable impacts to previously-undiscovered tribal cultural resources to below a level of significance. In addition, and although the resources that occur on the Project site do not meet CEQA's definition of significant archaeological resources based on the criteria listed in Section 15064.5 of the State CEQA Guidelines, the Project also would be subject to EIR Mitigation Measure 4.5-5, which would ensure that the bedrock milling features associated with Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are relocated on site within a permanent open space area to the extent feasible, and further requires the implementation of controlled grading to avoid impacts to these resources. Therefore, with implementation of the mitigation measures identified in EIR Subsection 4.4, Project impacts to previously-undiscovered tribal cultural resources would be less than significant. (DEIR at p. 4.19-9)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the DEIR and the citations noted therein.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially resulting from approval of the Project and certification of the EIR cannot be fully mitigated and would be only partially avoided or lessened in consideration of existing regulations, Project design features, or mitigation measures specified in Attachment A (*Mitigation Monitoring and Reporting Program*, incorporated by reference into this document). Accordingly, and as further explained below, the County makes the

following findings as to each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of another public agency and not the [County]. Such changes have been adopted by such other agency"; or "Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or project alternatives identified in the final EIR." These impacts would remain significant and unavoidable. Therefore, a statement of overriding considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and included herein:

**A. Air Quality**

***Impact:*** *Conflict with or obstruct implementation of applicable air quality plan.*

***Air Quality Threshold a):*** *The Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with or obstruction of the SCAQMD 2022 Air Quality Management Plan (AQMP).*

1. Project Impact(s): The proposed Project's construction-related air quality emissions would not exceed the SCAQMD regional thresholds or LSTs and would not conflict with the SCAQMD AQMP. Additionally, the Project's long-term operational impacts due to LSTs also would be below the SCAQMD thresholds of significance. However, the Project's long-term emissions of $NO_X$ would exceed the SCAQMD regional thresholds. Additionally, due to the land use changes proposed as part of the Project, the Project would generate operational-source emissions not reflected within the current 2022 AQMP regional emissions inventory for the South Coast Air Basin (SCAB). Thus, prior to mitigation, the Project would be inconsistent with the 2022 SCAQMD AQMP, resulting in a significant impact on both a direct and cumulatively-considerable basis. (DEIR at pp. 4.3-48 through 4.3-50)
2. Finding: The MMs and RRs outlined below would reduce the Project's impacts due to criteria pollutants. The MMs and RRs reflect changes or alterations that the County has required or incorporated into the Project that would lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)). Regardless, impacts would remain significant and unavoidable.
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.3-1 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County

of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas upon which construction equipment will operate 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 midmorning, 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 mph or less.

*RR 4.3-1 Implementation Stage: During construction activities.*

*RR 4.3-1 Monitoring Party: SCAQMD, Riverside County Building & Safety Department.*

**RR 4.3-2 states that:** The Project's contractors are required to comply with the provisions of SCAQMD Rule 1113, Architectural Coatings, by requiring that all architectural coatings consist of low VOCs (i.e., VOCs of less than 50 grams per liter [g/L]) unless otherwise specified in the Rule 1113.

*RR 4.3-2 Implementation Stage: During construction and long-term maintenance activities involving architectural coatings.*

*RR 4.3-2 Monitoring Party: Riverside County Building & Safety Department, SCAQMD.*

**RR 4.3-3 states that:** The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. In addition to the SCAQMD requirements listed above, additional SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 431.2 (Low Sulfur Fuel); and Rule 1186 / 1186.1 (Street Sweepers).

*RR 4.3-3 Implementation Stage: As specified by Rules 1403, 431.2, 1186/1186.1.*

*RR 4.3-3 Monitoring Party: Riverside County Building & Safety Department, SCAQMD.*

**RR 4.3-4 states that:** The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of

persons or the public.

*RR 4.3-4 Implementation Stage: As specified by Rule 402.*

*RR 4.3-4 Monitoring Party: SCAQMD.*

**RR 4.3-5 states that:** The Project would be required to comply with SCAQMD Rule 1401 by requiring that a person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any 1 hour that is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the United States (U.S.) Bureau of Mines.

*RR 4.3-5 Implementation Stage: As specified by Rule 1401.*

*RR 4.3-5 Monitoring Party: SCAQMD.*

**MM 4.3-1 states that:** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. Additionally, a minimum of one (1) 160 Kilowatt charging station for use by Class 8 heavy-duty EV trucks including additional charging stations shall be installed in the truck docking areas of the proposed warehouse building prior to final building inspection for the building. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed:

a. At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks.

b. At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.

*MM 4.3-1 Implementation Stage: Prior to issuance of grading permits resulting in more than 8 acres of simultaneous disturbance.*

*MM 4.3-1 Riverside County Building & Safety Department.*

**MM 4.3-2 states that:** Prior to issuance of building permits for future uses on site, Riverside County shall verify that passenger car Electric Vehicle (EV) charging stations and designated

carpool parking stalls will be accommodated. For the Project's proposed warehouse building, a minimum of 18 spaces with Electric Vehicle Charging Stations (EVCSs) shall be accommodated, in addition to a minimum of 54 Electric Vehicle (EV) capable parking spaces, inclusive of the American with Disabilities Act (ADA) EV Van spaces and ADA EV standard spaces required by Title 24. In addition, a minimum of two (2) Level 2 chargers and one (1) Level 1 charging unit shall be installed at the proposed warehouse building. Additionally, a minimum of eight (8) Level 2 EV chargers shall be installed at the proposed park site. The Riverside County Building & Safety Department shall verify that construction documents for the warehouse building require that the building be constructed with an adequately sized electrical panel(s) and conduit to accommodate the required number of charging stations, inclusive of future charging stations that may be installed at the EV capable spaces.

*MM 4.3-2 Implementation Stage: Prior to issuance of building permits that would allow for simultaneous architectural coatings at more than one of the Project's Plot Plan site.*

*MM 4.3-2 Monitoring Party: Riverside County Building and Safety Department.*

**MM 4.3-3 states that:** As a component of all future lease or sales agreements, the lease or sales document shall include a provision requiring all on-site mobile equipment used as part of building operations (including yard trucks, hostlers, yard goats, pallet jacks, forklifts) shall be required to be powered by electricity, and an appropriate numbers of charging stations for the on-site equipment shall be accommodated on the site

*MM 4.3-3 Implementation Stage: As a component of all future lease or sales agreement and during long-term operations.*

*MM 4.3-3 Monitoring Party: Riverside County Building & Safety Department.*

**MM 4.3-4 states that:** In order to promote alternative fuels, and help support lower air pollutants associated with truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD's Carl Moyer Program, CARB's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP), and/or other such programs that promote truck retrofits or "clean" vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. Tenants shall be notified about 1) grant programs for diesel-fueled vehicle engine retrofit and/or replacement; 2) designated truck parking locations in the project vicinity; 3) access to alternative fueling and charging stations proximate to the site that supply electric charging infrastructure or compressed

natural gas; and 5) the United States Environmental Protection Agency's SmartWay program.

*MM 4.3-4 Implementation Stage: During long-term operations.*

*MM 4.3-4 Monitoring Party: Riverside County Planning Department.*

**MM 4.3-5 states that:** All construction activities associated with the Project shall be subject to adherence with the Riverside County Board of Supervisors Policy F-3 ("Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses). The following provisions shall apply to all construction activities on site:

a. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

b. All excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be CARB Tier 3 Certified engines or better.

c. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.

d. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.

e. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.

f. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

g. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.

h. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items listed above, shall be kept onsite and furnished to the County upon request.

i. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction

impacts.

Project contractors shall be required to ensure compliance with these requirements and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These requirements also shall be specified in bid documents issued to prospective construction contractors.

*MM 4.3-5 Implementation Stage: During construction activities.*

*MM 4.3-5 Monitoring Party: Riverside County Building & Safety Department, Riverside County Planning Department.*

**MM 4.3-6 states that:** All tenant operations on the site shall adhere to the germane policy provisions in the Riverside County Board of Supervisors Policy F-3 ("Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses). Applicable requirements of Policy F-3 shall be specified in future lease agreements with all future tenants, and future tenants shall be required to permit periodic inspection by Riverside County to ensure compliance. Applicable feasible provisions of the Good Neighbor Policy that would serve to measurably reduce Project-related operational emissions include, but are not limited to, the following:

a. Warehouse/distribution facilities greater than 250,000 square feet shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on-site queuing for trucks that is away from sensitive receptors. The general queuing and spill-over of trucks onto surrounding public streets shall be prevented. Commercial trucks shall not be parked in the public road right-of-way or nearby residential areas.

b. Sites shall clearly mark entry and exit points for trucks and service vehicles.

c. Sites shall be densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36- inch box trees. Facility operators will be responsible to establish a long-term maintenance mechanism to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan.

d. Facility operators shall maintain records of their fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHDT") and Heavy-Heavy Duty Trucks ("HHD") accessing the site use year CARB 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

e. Legible, durable, weather-proof signs shall be placed at truck access gates, loading

docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks that do not include Transport Refrigeration Units (TRUs) to restrict idling to no more than three minutes; 3) instructions for drivers of diesel trucks that include TRUs to restrict idling to a maximum of 30 minutes; and 4) telephone numbers of the building facilities manager and CARB to report violations.

f. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.

g. Signs shall be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services.

h. Each tenant shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information shall be provided to the County and updated annually, and signs shall be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. The Compliance Officer also shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.

i. Signs shall be posted in the appropriate locations heavy truck drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.

j. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.

Regardless as to whether they are listed above in Mitigation Measure MM 4.3-6, the Project shall comply with all other applicable provisions of Board of Supervisors' Policy F-3.

*MM 4.3-6 Implementation Stage: During long-term operations.*

*MM 4.3-6 Monitoring Party: Riverside County Planning Department, Riverside County Building & Safety Department.*

**MM 4.3-7 states that:** As a component of all future lease or sales agreements, the lease or sales document shall include a provision requiring all building tenants to utilize electric equipment for landscape maintenance to the extent feasible.

*MM 4.3-7 Implementation Stage: As part of future lease or sales agreements.*

*MM 4.3-7 Monitoring Party: Riverside County Building & Safety Department.*

**MM 4.3-8 states that:** Prior to issuance of building permits, Riverside County shall ensure that the building plans include a note requiring the posting of signage directing all Project-related truck traffic to utilize Seaton Avenue and Cajalco Road/Cajalco Expressway to access the Interstate 215 freeway. Prior to final building inspection, the County shall verify that the required signage has been posted. The requirement to utilize Seaton Avenue and Cajalco Road/Cajalco Expressway to access these facilities also shall be specified in future lease or sales agreements issued to prospective tenants.

*MM 4.3-8 Implementation Stage: Prior to issuance of building permits and prior to final building inspection.*

*MM 4.3-8 Monitoring Party: Riverside County Building & Safety Department.*

4. *Rationale:* Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-8 would reduce the Project's long-term air quality emissions, but would not reduce the Project's long-term emissions of NOX to below the SCAQMD regional thresholds of significance. Additionally, the Project's proposed land uses are not consistent with the growth forecasts included in the 2022 SCAQMD AQMP. Thus, the Project's direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2022 AQMP would represent a significant and unavoidable impact for which additional mitigation measures are not available. It should be noted, however, that the future tenants of the Project's warehouse building would be subject to SCAQMD Rule 2305, Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Pursuant to the WAIRE Program, warehouse operators are required to earn a specific number of points every year. This is based on the number of trucks trips made to and from the warehouse each year, with larger trucks such as tractors or tractor-trailers multiplied by 2.5. WAIRE Points may be earned through: a) completing any combination of actions in the WAIRE menu; or b) completing actions in an approved, site-specific custom WAIRE Plan; or c) paying a mitigation fee. If an operator chooses to pay a mitigation fee, the funds will be used to provide incentivizes for near-zero and zero-emission trucks and zero-emission charging and fueling infrastructure in communities near the warehouse(s) that paid the fee. As the future tenants of the Project's proposed warehouse building are unknown at this time, it is unknown whether future tenants would comply with the WAIRE Program through on-site actions or through payment of fees, either of which would serve to reduce the Project's significant and unavoidable air quality impacts due to $NO_X$ emissions, although the amount of reductions to the Project's level of

$NO_X$ emissions would not be known until future tenants are identified and the future tenants either undertake measures to comply with the WAIRE Program or pay mitigation fees. (DEIR at pp. 4.3-68 through 4.3-69)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted therein.

***Impact:*** *Cumulatively-considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.*

***Air Quality Threshold b):*** *The Project would result in a cumulatively considerable net increase of criteria pollutants ($NO_X$ and VOC) for which the region is non-attainment ($O_3$) under the applicable federal and State ambient air quality standards.*

1. Project Impact(s): Construction-related emissions associated with the Project would not exceed any of the SCAQMD regional thresholds. However, under long-term operating conditions, Project-related emissions of $NO_X$ would exceed the SCAQMD regional thresholds. As indicated in EIR Table 4.3-2, the SCAB is designated as nonattainment for $O_3$, and VOCs and $NO_X$ are precursors to ozone formation. Thus, the Project's emissions of $NO_X$ would cumulatively contribute to a net increase of a criteria pollutant ($O_3$) for which the SCAB is considered nonattainment. Accordingly, the Project's long-term operational emissions of $NO_X$ would represent a significant impact for which mitigation would be required. (DEIR at pp. 4.3-51 and 4.3-52).

2. Finding: The MMs and RRs outlined below would reduce the Project's impacts due to criteria pollutants. The MMs and RRs reflect changes or alterations that the County has required or incorporated into the Project that would lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)). Regardless, impacts would remain significant and unavoidable.

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

Regulatory Requirements RR 4.3-1 through RR 4.3-5 and Mitigation Measures MM 4.3-1 through 4.3-7, as provided for Air Quality Threshold a), above, shall apply.

4. *Rationale:* Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-7 would reduce the Project's long-term air quality emissions, although the exact reduction amount cannot be quantified. For some measures it would be overly speculative to quantify resulting emissions reductions. For instance, while the Project would install passenger car EV charging stations it cannot be determined how many zero emission vehicles would replace gasoline-fueled vehicles as a result. Additionally, in order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest at the Project must provide

building occupants with information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles. Yet it cannot be reasonably predicted how many clean trucks would replace diesel-fueled trucks as a result. With other measures the reduction values cannot be quantified due to limitation in the modeling software, such as the requirement that all future cold storage warehousing be equipped with electrical hookups to eliminate idling of main and auxiliary engines during the loading and unloading process. Thus, even with implementation of these mitigation measures and with compliance with the anticipated regulations implemented by the EPA and CARB to improve truck efficiency, the estimated long-term emissions generated under full buildout of the proposed Project still would exceed the SCAQMD's regional operational significance threshold for $NO_X$ and would cumulatively contribute to the nonattainment designations in the SCAB for $O_3$. Additionally, the predominance of the Project's operational-source emissions would be generated by passenger cars and trucks accessing the Project site. Neither the Project Applicant nor the County have regulatory authority to control tailpipe or consumer product emissions, and no feasible mitigation measures beyond the measures identified herein exist that would reduce Project operational-source $NO_X$ emissions to levels that are less than significant. Therefore, the proposed Project's operational emissions of $NO_X$ would represent a significant and unavoidable impact for which additional mitigation is not available. (DEIR at 4.3-69).

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted therein.

**B. <u>Transportation</u>**

***Impact:*** *Consistency with CEQA Guidelines section 15064.3, subdivision (b).*

***Transportation Threshold b):*** *Implementation of the Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).*

1. <u>Project Impact(s)</u>: While the Project's proposed park use meets the Local Essential Services screening threshold identified by the County Guidelines, the Project's warehouse use does not meet any of the screening criteria. As shown in EIR Table 4.18-3, Project generated Work Vehicle Miles Traveled (VMT) per employee would exceed the County's adopted threshold by 22.5%. Accordingly, prior to mitigation, buildout of the Project's warehouse use (only) would result in a significant impact due to VMT, while buildout of the Project's proposed park use would be less than significant since it meets one of the screening thresholds identified by the County Guidelines. (DEIR at pp. 4.18-14 through 4.18-16)
2. <u>Finding:</u> The MMs outlined below would reduce the Project's impacts due to VMT. The

MMs reflect changes or alterations that the County has required or incorporated into the Project that would lessen the potentially significant impact as identified in the DEIR (CEQA Guidelines §15091(a)(l)). Regardless, impacts would remain significant and unavoidable.

3. *Mitigation Measures (MM) and Regulatory Requirement (RR):*

**MM 4.18-2 states that:** Feasible Transportation demand management (TDM) strategies that will contribute to reducing Project generated VMT shall be developed and implemented. Features to promote the use of alternative transportation modes such as sidewalks, bicycle lanes, and bicycle racks are included as part of the Project's design. Property owner associations and/or building occupants shall be required as a condition of final building inspection for tenant improvements to prepare and implement a TDM Plan to discourage single-occupancy vehicle trips for employees and encourage alternative modes of transportation such as carpooling, transit, walking, and biking. Trip reduction strategies applicable to the Project may include but are not limited to the following:

a. Implement local hiring programs.
b. Mark preferred parking spaces for vanpools and carpools.
c. Provide on-site secured bike parking facilities.
d. Provide information on carpooling and vanpooling opportunities to employees.
e. Provide an on-site message board in each building or other comparable system to encourage and provide information about public transit, carpooling, and vanpooling, and carpool and vanpool ride-matching services.

The TDM plan shall include an estimate of the vehicle trip reduction anticipated for each strategy proposed based on published research such as California Air Pollution Control Officers Association (CAPCOA), Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) (CAPCOA Handbook). For TDM measures that require ongoing operational strategies, the TDM plan shall include an ongoing monitoring program to ensure the plan is implemented on an ongoing basis.

*MM 4.18-2 Implementation Stage: As specified by the TDM Plan.*

*MM 4.18-2 Monitoring Party: Riverside County Planning Department.*

**MM 4.18-3 states that:** All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation

in all leases of the Project so that all tenants shall fulfill the terms and conditions of this mitigation measure.

*MM 4.18-3 Implementation Stage: During long-term operation of the Project's warehouse building.*

*MM 4.18-3 Monitoring Party: Riverside County Planning Department.*

**MM 4.18-4 states that:** Prior to tenant building occupancy, the Project Applicant shall assure the construction of a bus stop on the northern (westbound) side of Cajalco Road north of the Project site subject to the approval of the Riverside Transit Agency (RTA) and the Riverside County Transportation Department (RCTD).

*MM 4.18-4 Implementation Stage: Prior to tenant building occupancy.*

*MM 4.18-4 Monitoring Party: Riverside County Planning Department.*

4. *Rationale:* In order to evaluate potential feasible mitigation measures that may serve to reduce the Project's significant and unavoidable VMT impacts, Urban Crossroads conducted a review of the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* ("Handbook"), dated December 2021.The Handbook describes methods to quantify reductions in greenhouse gas emissions and reductions in VMT associated with transportation measures. A review of the Handbook's Transportation measures that are determined to be applicable to the Project was conducted for the Project by Urban Crossroads. The results of this analysis are documented in a technical memorandum titled, "Mead Valley Commerce Center Vehicle Miles Traveled (VMT) Mitigation Assessment" (herein, "VMT Mitigation Assessment"), dated December 4, 2023, and included as *Technical Appendix N3* to the Project's EIR.

The Project is located within the Mead Valley area of unincorporated Riverside County that is characterized by open space, industrial uses located along the I-215 Freeway corridor, and low-density residential development. The residential areas include both paved and unimproved roads that in many cases lack sidewalks, curbs, and gutters. The area at this time lacks a diverse mix of land uses, which tends to limit non-auto modes of transportation such as walking and biking. Additionally, high-quality transit options in the vicinity are extremely limited and most are not within a reasonable walking distance. It is for these reasons that the Project's locational context is determined to be characteristically rural as it is dominated by open space, lower density residential, and vehicle-dependent land use patterns.

As noted in the Handbook, measures related to Transportation "promote transit and alternative transportation, support use of alternatively fueled vehicles, or encourage land use

planning practices that reduce vehicle trips and vehicle miles traveled (VMT). Measures within the transportation sector are separated into six subsectors: Land Use, Neighborhood Design, Parking or Road Pricing Management, Transit, Trip Reduction Programs, and Clean Vehicles and Fuels." The measures listed within the Trip Reduction Programs subsector that are focused on reducing employee commute VMT are most applicable to the Project's industrial land use.

Each factsheet within the Trip Reduction Programs subsector was reviewed to determine each measures applicability to the Project. Table 4.18-4 of the Project's EIR provides a summary of each of the measures that were reviewed by Urban Crossroads for applicability to the proposed Project (i.e., Measures T-5 through T-13 and T-23) along with a determination of each measure's applicability to the Project. As indicated in Table 4.18-4 of the Project's EIR, many of the measures in this subsector are not appliable in a rural context due to the limited availability of transit and other non-auto dependent travel modes. Measure T-11, Provide Employer-Sponsored Vanpool, is applicable in a rural context; however, as noted in the Handbook, "vanpool programs are more appropriate for the building occupant or tenant (i.e., employer) to implement and monitor than the building owner or developer." The quantification provided in the DEIR assumes that a potential future tenant implements this measure using default values supplied by the Handbook's calculation factsheet. However, any VMT reductions are purely speculative, as the Project does not have a known tenant.

Based on the factors listed in Table 4.18-5 of the Project's EIR and using the formula listed in DEIR Subsection 4.18.5, if the Project's potential future tenant(s) implements Measure T-11, Provide Employer-Sponsored Vanpool, the Project can expect a 1.73% reduction to the Project's VMT impact. The implementation results are not guaranteed as a potential future tenant is currently unknown, and the CAPCOA Handbook clearly states that "[v]anpool programs are more appropriate for the building occupant or tenant (i.e., employer) to implement and monitor than the building owner or developer." Notwithstanding, Mitigation Measure MM 4.18-2 includes provisions intended to encourage future tenants of the Project's warehouse building to establish a vanpool program or to otherwise encourage vanpooling.

While the Project would accommodate alternative transportation modes such as the sidewalks, bicycle lanes, and bicycle racks that already are included in the Project's application materials, and while the Project would be subject to Mitigation Measures MM 4.18-2 and MM 4.18-3, only the potential vanpool program is quantifiable based on the CAPCOA Handbook. However, it cannot be assured that a vanpool program would be

established by future tenants of the Project's warehouse building, nor can it be assured that such a vanpool program, if implemented, would be effective in reducing the Project's VMT impacts. Even if the vanpool program were successful, it only would reduce the Project's total Work VMT by 1.73%, reducing the Project's total Work VMT from 16,915 to 16,622 and reducing the work VMT per employee to 17.1, which still would exceed the County's threshold of 14.2 by 20.4%.

The future tenants of the Project's proposed warehouse building are unknown at this time. As such, the effectiveness of commute trip reduction measures such as those listed in DEIR subsection 4.18.5 cannot be guaranteed to reduce Project VMT to a level of less than significant. In addition to specific tenancy considerations, locational context is also a major factor relevant to the potential application and effectiveness of commute trip reduction measures. A project may only realize a quantifiable reduction in commute VMT under the most favorable circumstances and ideal local conditions when implementing trip reduction measures. In practical terms, ideal conditions are rarely realized due to variables such as locational context limitations (i.e., non-urban areas). Additionally, to achieve ideal conditions a project must achieve a significant degree of employee participation and maximum employee eligibility, which are not generally expected. This is more difficult to presume since future building tenants are not known at this time. Although the Project would be subject to compliance with Mitigation Measures MM 4.18-2 and MM 4.18-3, and although the Project would accommodate alternative transportation modes such as the sidewalks, bicycle lanes, and bicycle racks that already are included in the Project's application materials, the effectiveness of commute trip reduction measures, including those listed in Mitigation Measures MM 4.18-2 and MM 4.18-3, cannot be guaranteed to reduce Project VMT to a level of less than significant, as even with implementation of a vanpool program the Project's Work VMT per employee by 20.4%. No additional feasible mitigation measures are available to measurably reduce the Project's VMT. Therefore, the Project's VMT impacts are considered significant and unavoidable. (DEIR at 4.18-22 through 4.18-27)

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

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

**A. <u>Aesthetics Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-Cumulatively Considerable after the implementation of Mitigation Measures and Regulatory Requirements.

There are no officially-designated scenic highway corridors within the Project's viewshed. Although the Project site is located approximately 0.7-mile west of I-215, a County-eligible scenic highway, only brief and intermittent views of the Project site would be available from I-215, and where visible the Project site would appear as a continuation of existing development patterns to the north and east of the Project site. Although the Project would contribute to on-going changes within the Project's viewshed associated with light industrial, commercial, and residential developments, because the Project site would not be prominently visible from I-215 the Project's impacts to views available from I-215 would be less-than-cumulatively considerable. Moreover, development on site would be required to comply with the various design measures included within the Project's plot plan applications, which include requirements related to site design, building design, grading, landscaping, and walls/fencing. In addition, it should be noted that I-215 is not officially designated as a State scenic highway. As such, the Project would not have a substantial effect on a scenic highway corridor, and impacts would be less-than-cumulatively considerable. (DEIR at p. 4.1-15)

The only scenic resources that occur on the Project site under existing conditions are scattered ornamental trees, rock outcroppings in the southern portions of the Project site, and several existing trees associated with the existing ephemeral drainage within the southeastern portion of the park site. Development on the northern 50.04 acres only would result in the removal of existing ornamental trees, which would be replaced with ornamental trees in accordance with the Project's plot plan application materials. As there are no other scenic resources present within the northern 50.04 acres of the Project site, and assuming landscaping of this portion of the site in accordance with the landscape plan included as part of the Project's plot plan application materials, development within the northern 50.04 acres has no potential to damage scenic resources, resulting in a less-than-significant impact on a cumulatively-considerable basis. While development of the proposed park in the southern portion of the Project site would result in the elimination of rock outcroppings and ornamental trees, the most prominent rock outcroppings on this portion of the Project site would be preserved as natural open space in association with the existing ephemeral drainage. Additionally, the park site is proposed to be landscaped in accordance with the Project's plot plan application materials. As other cumulative developments similarly would be required to demonstrate that proposed developments would not adversely affect scenic resources, development of the park site as proposed would result in less-than-significant cumulatively-considerable impacts to scenic resources. Additionally, all development

on site would be required to comply with the Project's application materials and all applicable County ordinances, which further would ensure that the Project site is not developed in a manner that is aesthetically offensive. As other non-residential developments in the areas similarly would be required to demonstrate through application materials that impacts to scenic resources or due to the creation of aesthetically offensive sites would not occur and/or would be required to comply with all applicable ordinances and other regulations, Project impacts to scenic resources and visual character and quality would be less than significant on a cumulatively-considerable basis. (DEIR at pp. 4.1-15 through 4.1-16)

The Project and other cumulative developments within the Project's viewshed would be required to comply with Riverside County Ordinance No. 655 requirements pertaining to Zone B. Compliance with Ordinance No. 655 would be assured through future County review of building permit applications. As such, cumulatively-considerable impacts due to a conflict with Ordinance No. 655 would not occur. (DEIR at pp. 4.1-16)

During construction of the Project's proposed buildings, nighttime concrete pouring activities are anticipated, which would in turn require the use of nighttime lighting that could adversely affect nearby residential properties. As other light industrial buildings in the local area, include planned light industrial uses to the east and northeast, also could be under simultaneous construction, the Project's potential impacts due to nighttime lighting associated with concrete pouring activities would be potentially cumulatively considerable. Implementation of Mitigation Measure MM 4.1-1 would ensure that nighttime lighting plans are prepared and implemented during Project nighttime construction activities. The Director of the Building and Safety Department would review the nighttime lighting plan to verify that all lighting elements are directed away from nearby sensitive residential receptors. Accordingly, implementation of the required mitigation would reduce the Project's nighttime lighting impacts to less-than-significant levels. Under long-term operating conditions, the proposed Project as well as other cumulative developments within the Project's viewshed would be subject to compliance with Riverside County Ordinance Nos. 655 and 915. In order to conceptually demonstrate compliance with Ordinance No. 915, a photometric plan was prepared as part of the Project's application materials (refer to Sheet A 1.3), which demonstrates that proposed lighting would not expose neighboring properties to spillover lighting, including the existing residential uses in the immediate surrounding area. Other cumulative developments similarly would be required to demonstrate compliance with Ordinance Nos. 655 and 915. Although the Project and cumulative developments may incorporate building materials with the potential to create glare, only limited building materials such as glass would have the potential to create glare impacts, and such impacts would be minor and would not

adversely affect day or nighttime views in the area. Accordingly, impacts due to light and glare would be less-than-cumulatively considerable. (DEIR at p. 4.1-16)

**B. <u>Agriculture and Forestry Resources</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

Implementation of the proposed Project would result in development of the 64.97 gross-acre Project site with park and warehouse uses, of which approximately 19.84 acres are mapped as "Farmland of Local Importance" and the remaining 45.13 acres are mapped as containing "Other Land" (CDC, 2021). Additionally, based on the Project's LESA Analysis, the Project site is determined to have a relatively low value for agricultural production, further demonstrating that the Project site does not contain any areas of important farmland types. Although it is possible that cumulative developments could result in significant impacts to important farmland types, the Project would not impact any important farmland types; therefore, Project impacts would be less than significant on a cumulatively-considerable basis. (DEIR at p. 4.2-22)

With approval of the Project's Change of Zone No. 2200062, the northern portions of the Project site that are proposed for development with a warehouse would be rezoned from A-1-1 to I-P, which would ensure that the Project's planned warehouse building would be consistent with the site's underlying zoning classification. No changes to the existing zoning classification are proposed for the southern 13.33 net acres of the Project site, and this portion of the Project site would continue to be zoned for A-1-1 uses. The proposed park site in this portion of the Project site would not conflict with the site's existing agricultural zoning, as park uses are allowed within the A-1 zone and improvements planned for the park site would not preclude future agricultural uses within this portions of the Project site. Moreover, and based on the Project's LESA analysis (refer to Threshold a.), the Project site is determined to have a relatively low value for agricultural production. Accordingly, impacts due to a conflict with existing agricultural uses on site or with existing agricultural zoning on site would be less than significant on a cumulatively-considerable basis. Although lands surrounding the Project site are zoned for agricultural uses, the Project's proposed uses would not be incompatible with agricultural uses, as warehouse and park uses generally are not considered sensitive to odors or other activities associated with agricultural operations. Moreover, none of the surrounding properties that are zoned for A-1-1 uses are currently being used for agricultural production. Furthermore, the Project would be subject to compliance with Riverside County Ordinance No. 625, which would further ensure that Project-related impacts to surrounding agricultural uses would not occur. Accordingly, Project indirect impacts to existing agricultural uses in the surrounding areas would be less than significant on a cumulatively-considerable basis. Additionally, as the Project site and lands in the immediate

Project vicinity are not subject to any agricultural preserves or Williamson Act Contracts, the Project would have no potential to result in cumulatively-considerable impacts due to a conflict with agricultural preserves or Williamson Act Contracted lands. (DEIR at pp. 4.2-22 through 4.2-23)

Although there are lands surrounding the Project site and that are zoned for A-1-1 (i.e., an agricultural zoning classification), the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects existing agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Other cumulative developments within the Project vicinity that are located within 300 feet of agriculturally-zoned property similarly would be subject to compliance with Ordinance No. 625. Mandatory compliance with Ordinance No. 625 would ensure that cumulatively-considerable impacts due to the conversion of off-site farmland to non-agricultural use would be less than significant. (DEIR at p. 4.2-23)

There are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Accordingly, cumulatively-considerable impacts would not occur. (DEIR at p. 4.2-23)

The Project site and surrounding areas are not zoned for forest land (as defined in PRC § 12220(g)), timberland (as defined by PRC § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g)). As such, the Project has no potential to conflict with such zoning, and no cumulatively-considerable impacts would occur. In addition, the Project has no potential to result in the loss of forest land or conversion of forest land to non-forest use, and no cumulatively-considerable impacts due to the loss or conversion of forest land would occur. Furthermore, there are no components of the proposed Project that could result in the conversion of forest land to non-forest use, as there are no lands used for forest land uses; thus, no cumulatively-considerable impacts would occur. (DEIR at p. 4.2-23)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the DEIR and the citations noted therein.

**C. <u>Air Quality Cumulative Impacts</u>**

**Cumulative Impact Finding:** Cumulatively Considerable.

Although construction activities associated with the proposed Project would not conflict with the SCAQMD AQMP, and although the Project's operational air quality emissions would be below the SCAQMD LSTs, long-term operation of the proposed Project would exceed applicable regional thresholds for emissions of $NO_X$. In addition, the Project's proposed land uses are not

consistent with the land use assumptions used in the AQMP. Thus, the Project would result in a conflict with the SCAQMD AQMP prior to mitigation. As other cumulative developments also have the potential to result in conflicts with the SCAQMD AQMP, Project impacts due to a conflict with the SCAQMD AQMP would be cumulatively considerable prior to mitigation. Although implementation of the mitigation measures identified in EIR Subsection 4.3 would serve to reduce the Project's cumulatively-considerable impacts due to a conflict with the SCAQMD AQMP, the identified mitigation would not reduce these cumulatively-considerable impacts to below a level of significance. Cumulatively-considerable impacts due to a conflict with the 2022 SCAQMD AQMP would be significant and unavoidable. (DEIR at p. 4.3-62)

Although the Project's construction-related regional emissions would not exceed the SCAQMD thresholds of significance, the Project's operational-related regional emissions would exceed the SCAQMD threshold of significance for $NO_X$. As indicated in EIR Table 4.3-2, the SCAB is designated as nonattainment for $O_3$, and VOCs and $NO_X$ are precursors to ozone formation. Thus, the Project's emissions of $NO_X$ would cumulatively contribute to a net increase of a criteria pollutant ($O_3$) for which the SCAB is considered nonattainment. Accordingly, and pursuant to SCAQMD's thresholds of significance that indicate that direct impacts also should be considered to be cumulatively considerable, the Project's impacts due to operational emissions of $NO_X$ would be cumulatively considerable. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-4 and MM 4.3-6 through MM 4.3-8 would reduce the Project's long-term air quality emissions, although the exact reduction amount cannot be quantified. For some measures it would be overly speculative to quantify resulting emissions reductions. For instance, while the Project would install passenger car EV charging stations it cannot be determined how many zero emission vehicles would replace gasoline-fueled vehicles as a result. Additionally, in order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest at the Project must provide building occupants with information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles. Yet it cannot be reasonably predicted how many clean trucks would replace diesel-fueled trucks as a result. With other measures the reduction values cannot be quantified due to limitation in the modeling software, such as the requirement that all future cold storage warehousing be equipped with electrical hookups to eliminate idling of main and auxiliary engines during the loading and unloading process. Thus, even with implementation of these mitigation measures and with compliance with the anticipated regulations implemented by the EPA and CARB to improve truck efficiency, the estimated long-term emissions generated under full buildout of the proposed Project still would exceed the SCAQMD's regional operational significance threshold for $NO_X$

and would cumulatively contribute to the nonattainment designations in the SCAB for $O_3$. Additionally, the predominance of the Project's operational-source emissions would be generated by passenger cars and trucks accessing the Project site. Neither the Project Applicant nor the County have regulatory authority to control tailpipe or consumer product emissions, and no feasible mitigation measures beyond the measures identified herein exist that would reduce Project operational-source $NO_X$ emissions to levels that are less than significant. Therefore, the proposed Project's operational emissions of $NO_X$ would represent a significant and unavoidable cumulatively-considerable impact for which additional mitigation is not available. (DEIR at pp. 4.3-62)

Construction and long-term operation of the proposed Project would not exceed any of the SCAQMD LSTs. Accordingly, and based on SCAQMD guidance, the Project's construction and long-term operational localized air quality impacts would be less than significant on a cumulatively-considerable basis. The Project and other cumulative developments would not generate the level of traffic volumes necessary to produce a CO "hot spot." As shown in EIR Table 4.3-15, the intersection of the 1-215 Northbound Ramps and Ramona Expressway would have the highest AM and PM traffic volumes of 7,486 vph and 8,322 vehicles per hour (vph), respectively, which is far below the traffic volumes identified in the 2003 AQMP. Accordingly, the Project when considered in conjunction with background and cumulative development would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Localized air quality impacts due to CO "hot spots" would therefore be less than significant on a cumulatively-considerable basis. (DEIR at pp. 4.3-63)

The proposed Project would be required to comply with SCAQMD Rules 113, 402, and 431.2 to prevent occurrences of public nuisances (including odors) during both construction and long-term operation, and would be subject to Riverside County's solid waste regulations. Other developments within the cumulative study area similarly would be required to comply with SCAQMD rules and regulations and the solid waste regulations of the applicable jurisdictions. Therefore, Project impacts due to other emissions (such as those leading to odors) would be less-than-cumulatively considerable. (DEIR at pp. 4.3-63)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the DEIR and the citations noted therein.

**D. <u>Biological Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-Cumulatively Considerable after the implementation of Mitigation Measures and Regulatory Requirements.

With mandatory payment of fees pursuant to Riverside County Ordinance No. 663, the Project would not conflict with the SKR HCP. Other developments within the cumulative study area also would be required to contribute fees towards the SKR HCP pursuant to Ordinance No. 663 or the implementing ordinances of cities within the cumulative study area; thus, Project impacts due to a conflict with the SKR HCP would be less than significant on a cumulatively-considerable basis. With respect to the MSHCP, the Project site is not targeted for conservation as part of the MSHCP, and as such the Project has no potential to result in cumulatively-considerable impacts due to a conflict with the MSHCP Reserve Assembly requirements. Although the Project would not impact vernal pools, the Project would result in impacts to 0.05-acre of the overall 0.28-acre of MSHCP-defined riparian/riverine areas present within the Study Area, representing a potential conflict with MSHCP Volume I, Section 6.1.2. As other cumulative developments similarly could result in impacts to MSHCP riparian/riverine areas, Project impacts to 0.05-acre of riparian/riverine areas would be cumulatively considerable prior to mitigation. However, implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riparian/riverine areas would be mitigated at a minimum 3:1 ratio through the purchase of mitigation credits from the Riverpark Mitigation Bank and/or other approved mitigation bank (i.e., Skunk Hollow). Implementation of Mitigation Measure MM 4.4-2 would ensure that measures are incorporated into the Project's construction phase to preclude significant construction-related nighttime lighting impacts affecting potential future conservation areas near the proposed on-site public park, and would reduce the Project's potential conflict with Section 6.1.4 of the MSHCP to less-than-significant levels. Implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and also requires preparation and implementation of a Burrowing Owl Management Plan (if required), in accordance with MSHCP Objective 6 for the burrowing owl. With implementation of the required mitigation, Project impacts to the burrowing owl would be reduced to below a level of significance, thereby ensuring Project consistency with MSHCP Section 6.3.2. Implementation of the required mitigation would reduce the Project's cumulatively-considerable impacts due to a conflict with the MSHCP to less-than-significant levels. The Project would not impact any NEPSSA species; thus, cumulatively-considerable impacts due to a conflict with Volume I, Section 6.1.3 of the MSHCP would not occur. The Project has the potential to conflict with the MSHCP UWIG due to indirect nighttime lighting impacts affecting future MSHCP conservation areas. As other cumulative developments similarly would have the potential to conflict with the MSHCP UWIG requirements, Project impacts would be cumulatively considerable prior to mitigation. Additionally, the Project has the potential to

conflict with MSHCP Section 6.3.2 with respect to the burrowing owl. As other cumulative developments also have the potential to conflict with MSHCP Section 6.3.2, Project impacts due to a potential conflict with MSHCP Section 6.3.2 would be cumulatively considerable prior to mitigation. (DEIR at pp. 4.4-37 through 4.4-38)

The Project would not impact any special-status plant communities, and no special-status plant species were observed during the field investigation; thus, cumulatively-considerable impacts to special-status plants would not occur. Although Project impacts to most special-status animal species would be less than significant and thus would not be cumulatively considerable, the Project has the potential to result in impacts to the burrowing owl and to nesting birds and raptors during the nesting season. As other cumulative developments similarly could result in impacts to the burrowing owl and/or nesting birds and raptors, Project impacts would be cumulatively considerable prior to mitigation. In the event that Project construction activities occur during the nesting season for birds and raptors (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds and raptors prior to commencement of construction activities, and further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project impacts to nesting birds and raptors to below a level of significance. In addition, Implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and requires preparation and implementation of a Burrowing Owl Management Plan (if required), thereby ensuring that Project impacts to burrowing owl would be reduced to less-than-significant levels. Implementation of the required mitigation would reduce the Project's cumulatively-considerable impacts to special-status animals to below a level of significance. (DEIR at p. 4.4-38)

The Project site is not identified as a wildlife movement corridor by the MSHCP, and as such the Project's cumulatively-considerable impacts to wildlife movement would be less than significant. However, the Project has the potential to result in impacts to nesting birds and raptors during the nesting season, including migratory birds. Accordingly, as other cumulative developments similarly have the potential to impact nesting birds or raptors, Project impacts to nesting birds and raptors during the nesting season represents a cumulatively-considerable impact for which mitigation would be required. In the event that Project construction activities occur during the nesting season for birds (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds prior to commencement of construction activities, and further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project cumulatively-

considerable impacts to nesting migratory birds to below a level of significance. (DEIR at p. 4.4-38)

The Project would not result in impacts to any sensitive natural communities; thus, cumulatively-considerable impacts to sensitive natural communities would not occur. However, the Project would result in impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources. As other cumulative developments similarly have the potential to result in impacts to jurisdictional areas, the Project's impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources would be cumulatively considerable. Although the Study Area does not contain any wetlands as defined by Section 404 of the Clean Water Act, Drainage A and Tributary A-1 are considered jurisdictional by the RWQCB and CDFW. Implementation of the Project would result in impacts to 0.05-acre (350 linear feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdiction. As other cumulative developments similarly have the potential to result in impacts to areas considered jurisdictional by the RWQCB and/or CDFW, Project impacts to 0.05-acre (350 liner feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdiction would be cumulatively considerable prior to mitigation. Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riparian/riverine areas would be mitigated at a minimum 1:1 ratio through the purchase of mitigation credits through the Riverpark Mitigation Bank and/or other approved mitigation bank consisting of re-establishment and/or establishment credits at a 1:1 ratio. However, if no re-establishment and/or establishment credits are available, then impacts to 0.05-acre of riverine habitat would instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources would be mitigated through the management (removal of non-native woody plant species) of 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine habitat. The required 2.00-acre conservation easement area would include the existing streambed, which is located at a topographic low spot on the property, and the immediate surrounding habitat which consists of rocky outcrops and disturbed Riversidean sage scrub habitat. Further, the DBESP requires preparation of a Habitat Mitigation Monitoring and Reporting Program (HMMRP) to

describe the activities required to implement and maintain the mitigation required to compensate for permanent impacts to 0.05-acre of the on-site drainage features. If the on-site enhancement option is selected, the DBESP would be updated through an addendum submitted prior to grading permit issuance. Implementation of the required mitigation would reduce the Project's cumulatively-considerable impacts to MSHCP Section 6.1.2 Riparian/Riverine resources to less-than-significant levels. (DEIR at p. 4.4-38)

Aside from the SKR HCP and MSHCP (which are addressed under the analysis of Threshold a.), the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines (OTMG) and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). However, the Project site does not contain any oak trees that would be subject to the County's OTMG, and Riverside County Ordinance No. 559 applies only to properties located above 5,000 feet amsl. Accordingly, Project impacts due to a conflict with local policies or ordinances protecting biological resources would be less-than-cumulatively considerable. (DEIR at pp. 4.4-39)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the DEIR and the citations noted therein.

**E. <u>Cultural Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-Cumulatively Considerable after the implementation of Mitigation Measures and Regulatory Requirements.

Five historic-period built-environment resources were identified at the Project site. One of these resources, the Colorado River Aqueduct (CA-RIV-6426H), was previously determined eligible for listing on the NRHP and CRHR under Criteria 1/A and 2/B. However, within the proposed Project site, Colorado River Aqueduct is underground and no historic surface elements or character-defining features were apparent. Thus, it is not anticipated that the Colorado River Aqueduct would be impacted by the proposed Project. The four remaining historic built-environment resources consist of residential properties of which none meet the CEQA or CRHR definitions for historical resources. As such, the Project would not result in any cumulatively-considerable impacts to known historical resources. However, there is a possibility that subsurface historical resources may be impacted by development of the Project as proposed. Other developments envisioned with buildout of the Riverside County General Plan and the general plans of cities within the County also have the potential to result in impacts to historical sites or resources, including sites or resources that may be buried beneath the ground surface. As such, the Project's potential impacts to previously-discovered historical resources on the Project site would be cumulatively considerable prior to mitigation. Implementation of Mitigation

Measures MM 4.5-1 through MM 4.5-4 and Mitigation Measures MM 4.5-6 through MM 4.5-8 would ensure that any historical resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated, including if necessary curation of the historical artifact(s) at the Western Science Center in Hemet or as directed by the County Archaeologist. Implementation of the required mitigation would ensure that any potential cumulatively-considerable impacts to subsurface historical sites or resources would be reduced to less-than-significant levels. (DEIR at p. 4.5-26)

The Project's Phase I Cultural Resources Assessment ("CRA"; EIR *Technical Appendix E1*) identified seven cultural resources in the Project area including two archaeological sites – a prehistoric bedrock milling site (CA-RIV-8681/P-33-016534) and a prehistoric milling site with associated historic-era refuse (CA-RIV-8683/H/P-33-016536). The Phase II testing program determined that sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are not eligible for listing in the CRHR under Criteria 1, 2, 3, or 4. As such, although the Project would result in physical impacts at sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536, because these resources are not considered to comprise significant archaeological or historical resources pursuant to the criteria listed in Section 15064.5 of the State CEQA Guidelines, Project impacts to sites CA-RIV-8681 and at CA-RIV-8683/H would not be cumulatively considerable. Notwithstanding, there is a potential for the Project site or off-site improvement areas to contain unidentified surface or subsurface archaeological resources. As other cumulative developments within the study area similarly have the potential to result in impacts to known or previously-undiscovered resources, the Project's impacts to archaeological resources would be cumulatively considerable prior to mitigation. Implementation of Mitigation Measure MM 4.5-1 through MM 4.5-4 and Mitigation Measures MM 4.5-6 through MM 4.5-8 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor. Although Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 do not comprise significant archaeological resources under CEQA, Mitigation Measure MM 4.5-5 would ensure that Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are avoided or relocated as part of site grading activities. Implementation of the required mitigation would further reduce the Project's less-than-significant impacts to Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536. (DEIR at p. 4.5-27)

Although the Project would be subject to compliance with the provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq., there is a potential

that buried human remains could be uncovered during construction of the proposed Project. Other cumulative developments similarly would have the potential to uncover buried human remains. Accordingly, the Project's potential impacts to human remains would be cumulatively considerable prior to mitigation. In the event that human remains are discovered during construction activities, Mitigation Measure MM 4.5-9 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with Mitigation Measure MM 4.5-9, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. (DEIR at p. 4.5-27)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the DEIR and the citations noted therein.

**F. <u>Energy Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

There are no components of the proposed Project that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. Although it is possible other cumulative developments could result in the wasteful, inefficient, or unnecessary consumption of energy resources, the Project's projected energy demand during construction and long-term operations would be less-than-cumulatively considerable with mandatory compliance with applicable regulations. (DEIR at p. 4.6-26)

The Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with or obstruction of such plans. (DEIR at p. 4.6-26)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the DEIR and the citations noted therein.

**G. <u>Geology and Soils Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

With the exception of erosion hazards, potential effects due to geology and soils are inherently restricted to the areas proposed for development and would not contribute to cumulative impacts associated with other existing, planned, or proposed development. That is, thresholds including fault rupture, seismic ground shaking, liquefaction, landslides, expansive soils, and other geologic hazards would involve effects to (and not from) the proposed development and are specific to on-site conditions. Accordingly, addressing these potential hazards for the proposed development would involve using measures to conform to existing requirements, and/or site-specific design and construction efforts that have no relationship to, or impact on, off-site areas.

Because of the site-specific nature of these potential hazards and the measures to address them, there would be no connection to similar potential issues or cumulative effects to or from other properties. Cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.7-16)

During both near-term construction and long-term operation, measures would be incorporated into the Project's design to ensure that significant erosion hazards do not occur. Other developments within the cumulative study area would be required to comply with similar requirements, such as the need to obtain an NPDES permit and mandatory compliance with the resulting SWPPPs. All projects in the cumulative study area also would be required to demonstrate that measures have been incorporated to ensure that development does not result in substantial increases in the amount or rate of runoff under long-term operating conditions, which could in turn increase soil erosion. Further, all projects in the cumulative study area also would be required to comply with Riverside County Ordinance Nos. 457 and 460, as well as SCAQMD Rule 403, which would preclude water- and wind-related erosion hazards during construction. Therefore, because the Project would result in less-than-significant erosion impacts, and because other projects within the cumulative study area would be subject to similar requirements to control erosion hazards during construction and long-term operation, cumulatively-considerable impacts associated with wind and water erosion hazards would be less than significant. (DEIR at p. 4.7-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the DEIR and the citations noted therein.

**H. <u>Greenhouse Gas Emissions Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-Cumulatively Considerable after the implementation of Regulatory Requirements and Mitigation Measures.

There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly or indirectly affect the global climate. As such, Project impacts due to GHG emissions are inherently cumulative in nature. (DEIR at p. 4.8-34)

The Project would result in approximately 12,477.48 $MTCO_2e$/yr of GHG emissions. Thus, the proposed Project would exceed the CAP Update screening threshold of 3,000 $MTCO_2e$ per year. As other cumulative developments similarly have the potential to exceed the CAP Update screening threshold of 3,000 $MTCO_2e$/yr, the Project's impacts due to GHG emissions would be cumulatively considerable. The Riverside County CAP Update (November 2019) qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines § 15183.5(b). Pursuant to State CEQA Guidelines §§ 15064(h)(3) and 15130(d), a lead agency

may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if a project complies with the requirements in a previously adopted plan or mitigation program. Additionally, and as discussed in EIR subsection 4.8.2, Tier 2 of the SCAQMD interim thresholds for GHG emissions indicates that if a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions. Although the Project would exceed CAP Update Screening Threshold of 3,000 $MTCO_2e$, implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2 would ensure that the proposed Project is fully consistent with the Riverside County CAP Update (November 2019) by requiring the Project Applicant to demonstrate that implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables, and by requiring the Project to offset energy demands through on-site renewable energy production. Accordingly, with implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, the Project would be fully consistent with the CAP Update and the Project's cumulatively-considerable impacts due to GHG emissions would be reduced to less-than-significant levels. (DEIR at pp. 4.8-34 through 4.8-35)

The Project has the potential (prior to mitigation) to conflict with the Riverside County CAP Update and the CARB 2022 Scoping Plan. As other cumulative developments also have the potential to conflict with the CAP Update and/or 2022 Scoping Plan, the Project's impacts due to a conflict with the CAP Update and 2022 Scoping Plan would be cumulatively considerable prior to mitigation. Projects that garner at least 100 points through application of the CAP Update Screening Table measures are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the CAP Update and the CARB 2022 Scoping Plan. With implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, the Project would be fully consistent with the 2019 CAP Update, which in turn also would ensure Project consistency with the CARB 2022 Scoping Plan. The Project would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with implementation of the required mitigation, the Project's cumulatively-considerable impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels. (DEIR at p. 4.8-35)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the DEIR and the citations noted therein.

**I. <u>Hazards and Hazardous Materials Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

The Project site does not contain any RECs under existing conditions. As such, the Project would not result in any cumulatively-considerable impacts due to existing site contamination. With respect to construction activities, the Project would be subject to compliance with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the EPA and DTSC, as well as the Santa Ana RWQCB pertaining to water quality. Other cumulative developments similarly would be subject to applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. As such, cumulatively-considerable impacts during construction would be less than significant. Similarly, under long-term operating conditions, future businesses on site that involve the storage or use of hazardous materials or substances would be subject to applicable federal, State, and local requirements related to hazardous materials. Other businesses within the Project's cumulative study area similarly would be required to comply with applicable federal, State, and local requirements related to hazardous materials. With mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651 (or the applicable ordinances of other local agencies), potential hazardous materials impacts associated with long-term operation of the Project are determined to be less-than-cumulatively considerable. (DEIR at p. 4.9-19)

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Additionally, there are no emergency response plans or emergency evacuation plans in effect in the local area, and the Project construction activities are not anticipated to adversely affect operations of existing local roadways in the area, including Cajalco Road. Thus, there is no potential for the Project to contribute to any cumulatively-considerable impacts associated with an adopted emergency response plan or emergency evacuation plan. (DEIR at p. 4.9-19)

The nearest school to the Project site is the Val Verde Academy, which is located approximately 0.7-mile southeast of the Project site. However, a church that provides religious and educational services (Perris Spanish Seventh-Day Adventist) is located approximately 0.2-mile north of the Project site (Google Earth, 2024). It is possible that other businesses could be proposed in the future within close proximity to the nearby church, and thereby could result in hazardous emissions or hazardous or acutely hazardous materials, substances, or waste. However, the Project and other cumulative developments would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. Although Project impacts would be less than significant upon compliance with applicable federal, State,

and local regulations, the Project would be conditioned to comply with applicable regulatory requirements, including the requirement to comply with Riverside County Ordinance No. 651 and prepare a Hazardous Materials Business Emergency Plan (HMBEP) (if required by law). Other cumulative developments likewise would be required to comply with Riverside County Ordinance No. 651 and prepare a HMBEP (as required by law). With implementation of applicable regulations and requirements, cumulatively-considerable hazardous materials impacts to the nearby schools would be less than significant. (DEIR at p. 4.9-19)

The Project site is not located on the list of hazardous materials sites compiled pursuant to Government Code § 65962.5; therefore, the Project has no potential to contribute to substantial, cumulative effects related to the development of contaminated sites listed on regulatory databases. (DEIR at p. 4.9-20)

The Project was reviewed by the RCALUC, which found that the Project would be fully consistent with the MARB ALUCP. Other cumulative developments within the MARB AIA similarly would require review by the RCALUC and would be subject to compliance with any conditions of approval or other requirements imposed by the RCALUC. Accordingly, cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.9-20)

There are no private airport facilities or heliports within the Project vicinity, and the nearest private airport is the Perris Valley Airport, located approximately 4.9 miles southeast of the Project site. The Project site is not located within the AIA for the Perris Valley Airport. Accordingly, the Project would not result in any cumulatively-considerable impacts associated with public or private airport-related hazards. (DEIR at p. 4.9-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the DEIR and the citations noted therein.

**J. <u>Hydrology and Water Quality Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

The Project would result in less-than-significant impacts to surface and groundwater quality during construction because the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Other cumulative developments within the cumulative study area also would be required to comply with the NPDES Municipal Stormwater Permit and would be required to

implement BMPs during construction activities to preclude water quality impacts that could impair downstream waters or groundwater. As such, construction-related water quality impacts, as well as impacts due to a conflict with the Basin Plan and the GMP, would be less-than-cumulatively considerable. With respect to long-term impacts to water quality, EMWD would provide water service to the Project site, and no wells or direct groundwater extraction are proposed as part of the Project. Following Project implementation, onsite runoff for the northern 50.04 gross acres of the Project site would be conveyed via proposed ribbon gutters and curbs and gutters to a network of drainage inlets provided at lows points, which would convey flows to the proposed underground storage chamber in the northern portion of the site, where flows would then be pumped into proposed modular wetland system (MWS) units for water quality treatment. All treated flows would then be conveyed offsite to the proposed 36-inch extension of MDP Lateral E-9.1.1 in Seaton Avenue and Cajalco Road, which would connect to Perris Valley MDP Line E-9.1 at Cajalco Road Station 57+09.79. For the southern 14.93 gross acre portion of the Project site, flows from Decker Road would be conveyed to bioretention facilities prior to ultimately discharging to the existing stream in the southeastern portion of the site. Flows generated on the park site would be conveyed through surface flows towards depressed self-retaining areas, with flows eventually draining towards the existing stream that runs through the southeast portion of the park. The proposed bioretention basins, MWS units, and depressed self-retaining areas in the park site would be effective in removing pollutants of concern in runoff leaving the Project site, such as bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease. Other cumulative developments similarly would be required to incorporate BMPs to treat water quality pollutants of concern. Accordingly, the Project's impacts to water and groundwater quality and supplies would be less than significant on a cumulatively-considerable basis. (DEIR at pp. 4.10-27 through 4.10-28)

Grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff from the northern 50.04 gross acres of the Project site continuing to flow in a generally easterly direction towards existing storm drain facilities within Seaton Avenue and Cajalco Road and runoff from the southern 13.33 net acre site continuing to flow in a generally easterly direction towards an existing stream that flows easterly in the southeastern portion of the park site following retention by the proposed depressed self-retaining areas planned for the park site. As such, the Project would not substantially alter the existing drainage pattern of the Project site or surrounding areas, and impacts would be less than significant on a cumulatively-considerable basis. Additionally, although runoff from the northern portions of the Project has the potential to result in a substantial increase in peak flows as compared to existing conditions,

the proposed onsite storm drain system for the northern 50.04 gross acres of the Project site would be sized during the Project's final design phase to sufficiently restrict flow rates to a maximum of 10 cfs, resulting in a decrease in peak flows from this portion of the Project site and limiting flows and attendant effects to the planned available capacity within Line E-9.1. As such, implementation of the proposed Project would not result in an increase in peak runoff from the Project site and therefore would not result in the alteration of downstream receiving waters on either a direct or cumulatively-considerable basis. Additionally, because the Project would result in a decrease in peak runoff from the Project site as compared to existing conditions and because peak flows would be limited to 10 cfs, the Project would not contribute runoff water that could exceed the capacity of existing or planned stormwater drainage systems or cause or contribute to flood hazards downstream. Cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.10-28)

During construction the Project would be subject to compliance with the applicable NPDES permit, which requires the preparation and implementation of a SWPPP to address erosion hazards associated with construction activities. Other cumulative developments similarly would be required to prepare and implement a SWPPP. As such, erosion-related hazards during construction activities would be less-than-cumulatively considerable. With development of the Project site, large portions of the northern portions of the Project site would consist of impervious surfaces, with areas of pervious surfaces largely confined to landscaped areas, while impervious surfaces within the southern 14.93 gross acres that are proposed for park uses generally would be limited to parking areas, the proposed recreation building, sidewalks/trails, the amphitheater, handball and basketball courts, and Decker Road. Thus, the potential for erosion hazards on site would be decreased as compared to existing conditions with buildout of the Project site. Additionally, because peak runoff from the Project site would not increase as compared to existing conditions, the Project has no potential to cause or cumulatively contribute to erosion hazards downstream. As such, the Project would not contribute to any cumulatively-considerable Impacts due to long-term erosion. (DEIR at pp. 4.10-28 through 4.10-29)

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1410G, the Project site is located within "Zone X (unshaded)," which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project has no potential to impede or redirect flood flows. In addition, although the Project has the potential to result in a substantial increase in peak flows from the Project site, the proposed onsite storm drain system would be sized during the Project's final design phase to sufficiently restrict peak flow rates to a maximum of 10 cfs. With the proposed detention of flows from the

northern portions of the Project site, the proposed extension of MDP Lateral E-9.1.1 and the existing MDP Lateral E-9.1.1 and MDP Line E-9.1 would have sufficient capacity accommodate peak runoff from the northern portions of the Project site and off-site areas tributary to this portion of the Project site. Additionally, peak runoff from the Project site would not increase as compared to existing conditions with development of the Project site as proposed. As such, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and cumulatively-considerable impacts would be less than significant. (DEIR at pp. 4.10-29)

The Project site is not subject to inundation due to floods, tsunamis, or seiches, and the Project site would therefore not be subject to inundation that could result in the release of pollutants. Cumulatively-considerable impacts would not occur. (DEIR at pp. 4.10-29)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the DEIR and the citations noted therein.

**K. <u>Land Use and Planning Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

With approval of the Project's Foundation Component General Plan Amendment (GPA), the Project would be fully consistent with the MVAP land use designations applied to the Project site. In addition, the proposed Project would not conflict with any of the policies included in the Riverside County General Plan or MVAP, and would not conflict with Connect SoCal. Other developments within the western Riverside County region similarly would be required to demonstrate compliance with applicable General Plan and Connect SoCal policies. Thus, the Project's impacts due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less-than-cumulatively considerable. (DEIR at pp. 4.11-26 through 4.11-27)

The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). As such, cumulatively-considerable impacts would not occur. (DEIR at p. 4.11-27)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the DEIR and the citations noted therein.

**L. <u>Mineral Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

As mapped by the CDC, the Project site is classified as MRZ-3 and contains no known mineral resource deposits. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a known mineral resource that would be of value to the

region or residents of the State. No cumulatively-considerable impacts would occur. (DEIR at p. 4.12-5)

Riverside County's General Plan, and the MVAP do not designate the Project site or surrounding areas as a mineral resource recovery site, and there are no other land use plans that identify the site or surrounding areas for containing mineral resources. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No cumulatively-considerable impacts would occur. (DEIR at p. 4.12-5)

According to the CDC Mineral Land Classification Map (Plate 7.18), historically a mapped quarry is located approximately 0.42-mile south of the Project site. According to the CDC Mines Online mapper, the closest site is Markham Materials Site (Site 91-33-0054), located approximately 1-mile northwest of the Project site, and is an open pit operation type whose primary product is sand and gravel. Due to distance and intervening topography between the Project site and the nearest active mining activities, no cumulatively-considerable impacts to State classified or designated areas or existing surface mines would occur with implementation of the Project. (DEIR at p. 4.12-5)

There are no known proposed, existing, or abandoned quarries or mines adjacent to the Project site. As such, the Project has no potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no cumulatively-considerable impacts would occur. (DEIR at p. 4.12-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the DEIR and the citations noted therein.

**M. <u>Noise Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-Cumulatively Considerable after the implementation of Mitigation Measures and Regulatory Requirements.

The Project site is located approximately 1.7 miles southwest of the MARB airport. However, the Project site is located outside of the 60 dBA CNEL contour and the Project's industrial and park land uses are considered normally acceptable. There are no components of the proposed Project that would cause or contribute to increased airport-related noise in the area. As such, impacts would be less-than-cumulatively considerable. (DEIR at p. 4.13-55)

There are no private airstrips in the Project vicinity. As such, the Project would not be exposed to excessive noise levels associated with public or private airport operations. There are no components of the proposed Project that would cause or contribute to increased airport-related noise in the area. Thus, impacts would be less-than-cumulatively considerable. (DEIR at p. 4.13-

55)

The Project's construction noise levels are expected to range from 46.2 to 66.0 dBA Leq at the nearest receiver locations, which would not exceed the construction-related noise level threshold of 80 dBA Leq. Although it is possible that other cumulative developments could be under construction at the same time as the proposed Project, based on the noise levels presented in EIR Table 4.13-8, Project construction-related noise, even when combined with noise from cumulative developments, does not have the potential to result in cumulative noise levels exceeding 80 dBA Leq at the nearest sensitive receptors. Accordingly, Project impacts due to on-site construction-related noise would be less than significant on a cumulatively-considerable basis. (DEIR at pp. 4.13-55 through 4.13-56)

It is expected that the off-site construction activities would not take place at any one location for more than four days due to the nature of the linear construction activity. Construction noise from this off-site work would, therefore, be relatively short-term and the noise levels would be reduced as construction work moves linearly along the selected alignment and farther from sensitive uses. However, to minimize the potential construction noise impacts from the Project construction and the off-site roadway and utility improvements, Urban Crossroads recommends imposing noise abatement measures. As off-site Project-related construction noise has the potential to combine with noise from other cumulative developments, noise impacts associated with the Project's off-site roadway and utility improvements conservatively are evaluated as significant on a cumulatively-considerable basis. Implementation of Mitigation Measure MM 4.13-1 would ensure that noise abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential cumulatively-considerable impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. (DEIR at p. 4.13-56)

The nighttime concrete pour activities are estimated to range from 34.4 to 40.5 dBA Leq at the existing noise sensitive receiver locations, which is well below the FTA 70 dBA Leq nighttime residential noise level threshold. Thus, even if noise from Project nighttime concrete pour activities were to be combined with noise from other cumulative developments, the combined noise levels would not exceed 70 dBA Leq at the nearest sensitive receptor; thus, cumulatively-considerable impacts due to nighttime concrete pouring activities would be less than significant. (DEIR at p. 4.13-56)

Project blasting-related noise levels at the nearest sensitive receptors would not exceed 78.5 dBA Lmax, which is well below the airblast threshold of 133 dBA. Although the Project's blasting-

related noise has the potential to result in significant direct impacts if appropriate measures are not undertaken to reduce peak noise levels, blasting activities represent an instantaneous single-source event, and it is highly unlikely that Project-related blasting noise would combine with blasting noise from other cumulative developments. As such, Project-related blasting noise impacts would be less than significant on a cumulatively-considerable basis. (DEIR at p. 4.13-56)

The Project operational noise levels during the daytime at the off-site receiver locations are expected to range from 50.2 to 57.6 dBA Leq, while the Project operational noise levels during the nighttime hours at the off-site receiver locations are expected to range from 47.0 to 56.5 dBA Leq. As shown in EIR Table 4.13-14, the operational noise levels associated with the proposed Project would exceed the Riverside County daytime and nighttime exterior noise level standards at the nearest receiver locations. Although the Project's operational noise level increases would be less than significant, the Project's operational noise has the potential to combine with operational noise sources from other developments in the local area, thereby exposing sensitive receptors to noise levels exceeding the County's noise standards; therefore, the Project's impacts due to operational-related noise would be cumulatively considerable. Implementation of Mitigation Measure MM 4.13-2 would ensure that minimum 14-foot-high barriers are constructed at the southern and northern edges of the truck courts to the south and north of the proposed warehouse building, respectively. Implementation of Mitigation Measure MM 4.13-4 would ensure that no cold storage uses are allowed within the proposed warehouse building unless sensitive receptors no longer occur in close proximity to the Project site and unless it can be demonstrated through a subsequent noise analysis that operation of cold storage uses would not expose nearby sensitive receptors to noise levels exceeding the noise limits specified by Riverside County Ordinance No. 847. EIR Tables 4.13-21 and 4.13-22, which assume no cold storage uses, show the Project-related operational noise levels following implementation of Mitigation Measures MM 4.13-2 and MM 4.13-4. As shown in EIR Table 4.13-23, with implementation of the required mitigation the Project's operational noise impacts at the nearest sensitive receptors would be reduced to below the daytime operational noise standard of 55 dBA Leq and the nighttime operational noise standard of 45 dBA Leq. Accordingly, with implementation of the required mitigation, the Project's cumulatively-considerable operational noise impacts during the daytime and nighttime would be reduced to less-than-significant levels. (DEIR at pp. 4.13-56 through 4.13-57)

The analysis of the Project traffic-related noise increases previously are shown in EIR Tables 4.13-18 and 4.13-19 for the EAC (2026) and Horizon Year (2045) scenarios, respectively. The

EAC and Horizon Year scenarios account for traffic from ambient growth and cumulative developments. As shown in EIR Table 4.13-18 and Table 4.13-19, Project-related traffic would not expose any sensitive receptors to traffic-related noise levels exceeding the County's thresholds of significance; thus, cumulatively-considerable traffic-related noise impacts would be less than significant. (DEIR at p. 4.13-57)

Without vibration controls and measures, blasting could exceed thresholds at the areas near existing residential homes surrounding the Project site, resulting in a significant direct impact. However, blasting activities represent an instantaneous noise and vibration source, and it is highly unlikely that Project blasting-related vibration levels would combine with vibration sources from other cumulative developments such that sensitive receptors would be exposed to vibration levels exceeding 0.3 PPV (in/sec). Accordingly, cumulatively-considerable vibration impacts associated with blasting activities would be less than significant. (DEIR at p. 4.13-57)

The construction phase most likely to result in vibration impacts associated with off-site roadway and utility improvements would be grading/excavation activities. It is expected that the off-site construction activities would not take place at any one location for more than four days due to the nature of the linear construction activity. Construction-related vibration from this off-site work would, therefore, be relatively short-term and the vibration levels would be reduced as construction work moves linearly along the selected alignment and farther from sensitive uses. However, to minimize the potential vibration noise impacts from the Project-related off-site roadway and utility improvements, Urban Crossroads recommends imposing abatement measures. Accordingly, and in order to provide a conservative analysis of potential impacts due to off-site Project construction-related vibration, vibration impacts during off-site roadway and utility improvements is evaluated as a potentially significant cumulatively-considerable impact for which mitigation would be required. Implementation of Mitigation Measure MM 4.13-1 would ensure that abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential cumulatively-considerable vibration impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. (DEIR at pp. 4.13-57 through 4.13-58)

Under long-term conditions, the Project would not include or require equipment or activities that would result in perceptible ground-borne vibration beyond the Project site. Caltrans has issued a publication entitled, "Transportation and Construction Vibration Guidance Manual," dated April 2020. As noted by Caltrans: (DEIR at p. 4.13-58)

*"Because vehicles traveling on highway are supported on flexible suspension systems and*

*pneumatic tires, these vehicles are not an efficient source of ground vibration. They can, however, impart vibration into the ground when they roll over pavement that is not smooth. Continuous traffic traveling on a smooth highway creates a fairly continuous but relatively low level of vibration. Where discontinuities exist in the pavement, heavy truck passages can be the primary source of localized, intermittent vibration peaks. These peaks typically last no more than a few seconds and often for only a fraction of a second. Because vibration drops off rapidly with distance, there is rarely a cumulative increase in ground vibration from the presence of multiple trucks."* (DEIR at p. 4.13-58)

All trucks generated by the Project would travel along County roadways that are regularly maintained to prevent discontinuous pavement (e.g., potholes). As such, and based on guidance from Caltrans, the Project's operational traffic-related vibration impacts would be less-than-significant on a cumulatively-considerable basis. (DEIR at p. 4.13-58)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the DEIR and the citations noted therein.

**N. <u>Paleontological Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of Mitigation Measures and Regulatory Requirements.

The Quaternary very old alluvial fan deposits (Qvof) in the Project area have high paleontological sensitivity because similar deposits have yielded significant fossils in the vicinity. The young alluvial fan deposits (Qyf) have a low paleontological sensitivity and the Val Verde Pluton (Kvt) has no paleontological sensitivity. Because of the presence of fossil localities in the vicinity, Project-related ground disturbance has the potential to impact paleontological resources throughout the Project area. Other developments within the region occurring on soils/geologic units with a "High" potential for containing paleontological resources also have the potential to impact subsurface unique paleontological resources during grading and excavation. Therefore, the Project's potential impacts to paleontological resources on site would be cumulatively considerable. However, Implementation of Mitigation Measure MM 4.14.-1 would ensure that a PRIMP is prepared prior to issuance of any grading permits that have the potential to affect subsurface paleontological resources. Implementation of a PRIMP would ensure that paleontological resources, if uncovered during site grading activities, are appropriately treated, and would reduce the Project's direct and cumulatively-considerable impacts to paleontological resources to less-than-significant levels. (DEIR at p. 4.14-9 and 4.14-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the DEIR and the citations noted therein.

**O. Population and Housing Cumulative Impacts**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

Implementation of the proposed Project would result in the demolition of 26 existing single-family homes on site, which would displace up to 99 persons and potentially could contribute to the need for new housing within the County. However, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance. Moreover, the General Plan Housing Element and associated Housing Background Report note that there are 60,423 approved dwelling units within the County that were previously reviewed in conformance with CEQA in conjunction with prior approvals for these developments, as well as an additional 17,016 dwelling units that have not yet been approved by the County, including 1,462 dwelling units that could be constructed within the Mead Valley community. Thus, while the Project would result in the demolition of 26 existing single-family homes on site, and even when considered in the context of cumulative development, the approved 60,423 dwelling units would be more than adequate to off-set the Project's displacement of 26 existing dwelling units. Therefore, cumulatively-considerable physical impacts to the environment associated with the Project's demand for additional housing would be less than significant or would be reduced the maximum feasible extent with implementation of the mitigation measures identified in the previously-certified CEQA documents adopted in conjunction with the County's prior approvals for the 60,423 dwelling units that are described by the Housing Element and General Plan Technical Appendix P. (DEIR at p. 4.15-9)

The Project site is not targeted for development with affordable housing under existing conditions, as the Project site is zoned for development with large-lot single-family uses. Assuming that all of the jobs that would be generated by the Project would represent new residents of the County, and when combined with the residents on site that would be displaced as part of the Project, the Project would generate a demand for up to 283 dwelling units. However, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance. Moreover, due to the poor jobs-housing balance, it is likely that a large number of the jobs that would be generated by the Project would consist of existing County residents, thereby indicating that the Project's likely

demand for new dwelling units within the County would be far less than the 283 dwelling units noted above. In addition, Technical Appendix P to the General Plan indicates that as of April 2021, there were a total of 60,423 approved (but not constructed) housing units within the unincorporated portions of Riverside County, while the Housing Background Report also notes that the County has the capacity for up to 17,016 dwelling units that are not currently approved, including the potential for 1,462 new dwelling units within the Mead Valley community. Even when considered in the context of cumulative development, the 60,423 approved dwelling units within the County would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. Accordingly, based on the preceding analysis, impacts due to the creation of a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, would be less-than-cumulatively considerable. (DEIR at pp. 4.15-9 through 4.15-10)

Implementation of the proposed Project would result in the demolition of 26 existing single-family homes on site along with their associated out structures, and would result in the development of the Project site with a warehouse building containing 1,003,510 s.f. of floor area and a 13.33-net-acre public park. In total, the Project would result in an increase in the number of people on the Project site by approximately 875 persons. Although the Project would result in the generation of more population on site than anticipated by the General Plan, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by accommodating more employment opportunities on site than was anticipated by the General Plan, the Project would assist the County in improving its jobs-housing balance. Accordingly, the Project would not directly result in substantial unplanned population growth in the area. Furthermore, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Moreover, the analysis of Thresholds a. and b. demonstrate that as of April 2021, there were 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA, which, even when considered in the context of cumulative development, would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by

2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. In addition, the Project site is not located within the Bermuda Dunes or Coronita portions of the County, and the Project therefore is not subject to the provisions of SB 330. Therefore, the Project would not induce substantial unplanned population growth in the area, either directly or indirectly, and cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.15-10)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the DEIR and the citations noted therein.

**P. <u>Public Services Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

Although the proposed Project would be adequately served by fire protection services based on the proximity and response times estimated from nearby fire station facilities, the Project would nonetheless result in an incremental increase in requests for service, which would affect the fire department's ability to provide acceptable levels of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, increased traffic volumes, and increased population. When considered in the context of on-going cumulative development throughout western Riverside County, such impacts would be cumulatively considerable. However, the proposed Project and all cumulative developments within unincorporated Riverside County would be required to contribute DIF fees pursuant to County Ordinance No. 659. Mandatory DIF fee contributions by the Project and cumulative developments would ensure that adequate funding is provided to the RCFD for the acquisition of additional facilities, equipment, and personnel. Accordingly, the proposed Project's impact to the RCFD is evaluated as less-than-cumulatively considerable. (DEIR at p. 4.16-13)

Although the Project site would be adequately served by sheriff facilities, the increased population that would be generated by the Project, when considered in conjunction with other on-going development throughout western Riverside County, has the potential to adversely affect service response times. However, the proposed Project and all cumulative developments would be required to contribute DIF fees pursuant to County Ordinance No. 659, which would help to provide for adequate equipment and personnel in the Project area. Therefore, with mandatory payment of DIF fees, Project impacts to police protection services would be less-than-cumulatively considerable. (DEIR at p. 4.16-13)

The proposed Project would entail development of the site with a warehouse building and a public park. The Project also proposes the demolition of 26 existing single-family residential structures

on site, such that there would be no direct net increase in demand for school services as compared to existing conditions; therefore, the Project would not result in a direct demand for school services or new or expanded school facilities. Although the Project may indirectly result in an increase in the population within the VVUSD, the Project Applicant would be required to contribute fees in accordance with Riverside County Ordinance No. 575. Other cumulative developments, including both residential and non-residential developments, similarly would be required to contribute fees pursuant to Riverside County Ordinance No. 575, or similar ordinances within cities within the service area of these school districts. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for Project-related impacts to school services. As such, and with mandatory fee payment, the Project's impacts to school services and facilities would be less-than-cumulatively considerable. (DEIR at pp. 4.16-13 through 4.16-14)

The proposed Project would entail development of the site with a warehouse building and a public park. The Project also proposes the demolition of 26 existing single-family residential structures on site. Buildout of the Project would result in a net increase of 875 persons on site and thus would conservatively create a demand for 2,188 titles and 438 s.f. of additional library space. However, these estimates are conservative in nature because the majority of persons on site that would be generated by the Project likely would be filled by existing Riverside County residents, given the County's generally poor jobs-to-housing ratio. Thus, the Project's impacts to the local library system likely would be substantially less. Furthermore, it is not possible to identify environmental impacts that may be associated with such new or expanded library facilities until a specific proposal and design for such facilities are prepared by Riverside County. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation in the Project's EIR (CEQA Guidelines § 15145). Environmental effects of such library facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. However, the Project and all cumulative developments would contribute property taxes and would be required to contribute DIF fees to Riverside County pursuant to County Ordinance No. 659, which could be used for the purpose of acquiring book titles and/or additional library square footage. Any mitigation measures required for new or expanded library facilities also could be funded, in part, from property taxes allocated by Riverside County to such purposes. Therefore, because environmental impacts associated with new or expanded library facilities cannot be known at this time and would be determined in the future once Riverside County identifies a specific proposal for new or expanded library facilities, Project impacts to library services and

facilities are evaluated as less than significant on a cumulatively-considerable basis. (DEIR at p. 4.16-14)

The proposed Project, when considered in conjunction with on-going growth and development in western Riverside County, would cumulatively impact the ability of local medical facilities that provide health services. However, the Project and all cumulative developments would be required to comply with County Ordinance No. 659, which requires a DIF payment to the County that is partially allocated to public health services and facilities. With mandatory compliance with Ordinance No. 659, the Project's impacts to health services and facilities would be less than significant on a cumulatively-considerable basis. (DEIR at p. 4.16-14)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the DEIR and the citations noted therein.

**Q. <u>Recreation Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

Cumulatively-considerable impacts associated with the construction of the proposed public park, d.g. trail, and pedestrian facilities on site have been evaluated throughout the Project's EIR under the appropriate subject heading (e.g., air quality, biological resources, etc.). Where cumulatively-considerable impacts have been identified associated with Project implementation, mitigation measures have been identified to reduce construction-related impacts to the maximum feasible extent. There are no components of the planned park, d.g. trail, or pedestrian facilities on site that have not already been addressed and accounted for throughout the Project's EIR for the Project site. Accordingly, cumulatively-considerable impacts due to the construction of the public park and pedestrian facilities would be less than significant. (DEIR at p. 4.17-5)

The Project includes the construction of a warehouse building and a public park. Thus, the Project would not generate a population that would directly increase the use of existing neighborhood and regional parks or other recreational facilities. The Project also would result in the demolition of 26 existing homes and one commercial structure on site, such that the direct recreational demand for the Project site would be reduced as compared to existing conditions. Although there may be a nominal increase in the use of local recreation facilities from Project employees, Project employees are not expected to utilize local recreational facilities to the extent that physical deterioration would occur or be accelerated, even when considered in the context of cumulative developments in the area. To the extent that employees associated with the warehouse building would utilize local parks, it is anticipated that Project employees would utilize the proposed on-site park given its close proximity to the proposed warehouse building; thus, the Project would not be expected to utilize other local recreational facilities to the extent that physical deterioration

would occur or be accelerated. Although other cumulative developments in the local area that involve residential use and that do not accommodate adequate recreational facilities may result in physical deterioration of existing recreational facilities, the Project's contribution to such effects would be de minimis and would be less than significant on both a direct and cumulatively-considerable basis. (DEIR at p. 4.17-5)

The Project site is not located within a County service area and is not located within a service area for existing community or neighborhood parks or within a service area for future and potential community or neighborhood parks. The Project also would not be subject to payment of Quimby fees or fees pursuant to Section 10.35 of Riverside County Ordinance No. 460 because the parkland dedication requirements of Ordinance No. 460 apply only to residential subdivisions. Accordingly, impacts due to a conflict with a CSA, due to Quimby fees, or due to a conflict with the park dedication requirements of Riverside County Ordinance No. 460 would be less-than-cumulatively considerable. (DEIR at p. 4.17-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the DEIR and the citations noted therein.

**R. <u>Transportation Cumulative Impacts</u>**

**Cumulative Impact Finding:** Cumulatively Considerable.

The Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Accordingly, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with a program, plan, ordinance, or policy addressing the circulation system. (DEIR at p. 4.18-18)

While the Project's proposed park use meets the Local Essential Services screening threshold identified by the County Guidelines, the Project's warehouse use does not meet any of the screening criteria for VMTs. As shown in EIR Table 4.18-3, Project generated Work VMT per employee would exceed the County's adopted threshold by 22.5%. Accordingly, prior to mitigation, buildout of the Project's warehouse use (only) would result in a significant impact due to VMT, while buildout of the Project's proposed park use would be less than significant since it meets one of the screening thresholds identified by the County Guidelines. As other projects within the cumulative study area also have the potential to result in significant impacts due to VMT, the Project's impacts due to VMT from the Project's warehouse use would be cumulatively considerable. Although the Project would be subject to compliance with Mitigation Measures MM 4.18-2 and MM 4.18-3, and although the Project would accommodate alternative transportation modes such as the sidewalks, bicycle lanes, and bicycle racks that already are included in the Project's application materials, only the potential vanpool program is quantifiable

based on the CAPCOA Handbook. However, it cannot be assured that a vanpool program would be established by future tenants of the Project's warehouse building, nor can it be assured that such a vanpool program, if implemented, would be effective in reducing the Project's VMT impacts. Even if the vanpool program were successful, it only would reduce the Project's total Work VMT by 1.73%, reducing the Project's total Work VMT from 16,915 to 16,622 and reducing the work VMT per employee to 17.1, which still would exceed the County's threshold of 14.2 by 20.4%. The future tenants of the Project's proposed warehouse building are unknown at this time. As such, the effectiveness of commute trip reduction measures cannot be guaranteed to reduce Project VMT to a level of less than significant. In addition to specific tenancy considerations, locational context is also a major factor relevant to the potential application and effectiveness of commute trip reduction measures. A project may only realize a quantifiable reduction in commute VMT under the most favorable circumstances and ideal local conditions when implementing trip reduction measures. In practical terms, ideal conditions are rarely realized due to variables such as locational context limitations (i.e., non-urban areas). Additionally, to achieve ideal conditions a project must achieve a significant degree of employee participation and maximum employee eligibility, which are not generally expected. This is more difficult to presume since future building tenants are not known at this time. Although the Project would be subject to compliance with Mitigation Measures MM 4.18-2 and MM 4.18-3, and although the Project would accommodate alternative transportation modes such as the sidewalks, bicycle lanes, and bicycle racks that already are included in the Project's application materials, the effectiveness of commute trip reduction measures, including those listed in Mitigation Measures MM 4.18-2 and MM 4.18-3, cannot be guaranteed to reduce Project VMT to a level of less than significant. No additional feasible mitigation measures are available to measurably reduce the Project's VMT. Therefore, the Project's cumulatively-considerable impacts due to VMT would be significant and unavoidable. (DEIR at pp. 4.18-18 through 4.18-27)

All physical improvements planned as part of the Project would be in conformance with applicable Riverside County standards. Other cumulative developments would similarly be required to demonstrate to Riverside County that no unsafe geometric design features would result. Additionally, the Project's truck traffic would be routed north on Seaton Avenue and east on Cajalco Road/Cajalco Expressway to access the I-215, and would be routed away from residential traffic, thereby resulting in less-than-significant transportation impacts due to incompatible use. Accordingly, cumulatively-considerable impacts due to a geometric design feature or incompatible use would be less than significant. (DEIR at p. 4.18-18)

Tax revenue generated by the Project and cumulative developments would offset any increased

need for roadway maintenance as a result of new development within Riverside County. There are no components of the proposed Project or other cumulative developments within the Project vicinity that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, impacts would be less-than-cumulatively considerable. (DEIR at p. 4.18-19)

Construction activities associated with the Project only have the potential to affect circulation during proposed improvements along Cajalco Road, Seaton Avenue, and Decker Road. As other cumulative developments in the local area similarly could result in road closures or other adverse effects to circulation, the Project's potential near-term impacts during improvements to Cajalco Road, Seaton Avenue, and Decker Road would be cumulatively considerable. However, Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or Decker Road. Implementation of the required mitigation would ensure that Project-related construction activities would not substantially affect circulation during the Project's construction. With implementation of the required mitigation, cumulatively-considerable impacts would be reduced to less-than-significant levels. (DEIR at pp. 4.18-21)

Under long-term operating conditions, the Project would have no effect on emergency access in the local area, and impacts would be less than significant. However, during proposed improvements to Cajalco Road, Seaton Avenue, and Decker Road, there is a potential that the Project could adversely affect emergency access or access to nearby uses. As other cumulative developments similarly could obstruct emergency access in the local area, Project impacts would be cumulatively considerable. However, Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits. With implementation of the required mitigation, the Project would not result in inadequate emergency access or access to nearby uses during construction of improvements along Cajalco Road, Seaton Avenue, or Decker Road. Accordingly, with implementation of the required mitigation, cumulatively-considerable impacts would be reduced to less-than-significant levels. (DEIR at pp. 4.18-21)

There are no planned bike trails along the Project site's frontages with Cajalco Road, Seaton Avenue, and Decker Road. Notwithstanding, Cajalco Road, Seaton Avenue, and Decker Road all could accommodate bicycle traffic. However, improvements to these roadways are inherent to the Project's construction phase, and cumulatively-considerable impacts associated with the Project's roadway improvements have been evaluated throughout the Project's EIR and, where

necessary, mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no impacts to the environment that would occur specifically in relation to the Project's roadway frontage improvements that have not already been addressed throughout the Project's EIR. Accordingly, cumulatively-considerable impacts associated with the construction of the proposed roadway improvements (which could accommodate bicycles) would be less than significant. (DEIR at pp. 4.18-19)

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

**S. <u>Tribal Cultural Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable after implementation of Mitigation Measures and Regulatory Requirements.

The consulting tribes have identified the potential for TCRs to be present on the Project site, and have indicated that the Project site forms a portion of a TCP. However, the results of the Project's Phase I and Phase II CRAs demonstrate that the resources that occur on the Project site do not meet CEQA's definition of significant archaeological resources based on the criteria listed in Section 15064.5 of the State CEQA Guidelines. As such, the resources that occur on site do not substantially contribute to the TCP or any tribal cultural landscapes. Although cumulatively-considerable impacts to TCRs would therefore be less than significant on a cumulatively-considerable basis, the Project would be subject to compliance with EIR Mitigation Measure MM 4.5-5, which requires the avoidance or relocation of the features located at Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 during grading and improvements at the park site and improvements to the park site and further requires the implementation of controlled grading to avoid impacts to these resources. Compliance with Mitigation Measure MM 4.5-5 would ensure that these resources are preserved in open space to the maximum feasible extent. Accordingly, Project impacts to known TCRs within the Project's impact limits would be less than significant requiring no mitigation beyond what already is required pursuant to EIR Mitigation Measure MM 4.5-5. However, the Project has the potential to result in cumulatively-considerable impacts to a Tribal Cultural Resource due to the potential presence of previously-unidentified Tribal Cultural Resources that may be located beneath the ground surface of the Project site. Other developments envisioned with buildout of the Riverside County General Plan and the general plans of cities within the County also have the potential to result in impacts to Tribal Cultural Resources that may be buried beneath the ground surface. As such, Project impacts to previously-undiscovered Tribal Cultural Resources would be cumulatively considerable prior to mitigation. However, Implementation of Mitigation Measures MM 4.5-1

through 4.5-4 would ensure that all site grading and disturbances are subject to monitoring by a Project Archaeologist and Native American Monitor. Mitigation Measure MM 4.5-6 establishes requirements that must be undertaken in the event that previously undiscovered cultural resources, including tribal cultural resources, are uncovered during ground-disturbing activities on site and within the Project's off-site improvement areas. Mitigation Measure MM 4.5-7 establishes measures for the appropriate treatment of cultural resources, including tribal cultural resources, while Mitigation Measure MM 4.5-8 requires preparation of a Phase IV Monitoring Report to document the results of the cultural resources monitoring program. Finally, Mitigation Measure MM 4.5-9 requires compliance with the provisions of California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. in the event that human remains, including human remains that may be considered tribal cultural resources, are uncovered during site grading activities. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-9 would reduce the Project's direct and cumulatively-considerable impacts to previously-undiscovered tribal cultural resources to below a level of significance. In addition, and although the resources that occur on the Project site do not meet CEQA's definition of significant archaeological resources based on the criteria listed in Section 15064.5 of the State CEQA Guidelines, the Project also would be subject to EIR Mitigation Measure 4.5-5, which would ensure that the bedrock milling features associated with Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are relocated on site within a permanent open space area to the extent feasible, and further requires the implementation of controlled grading to avoid impacts to these resources. Therefore, with implementation of the mitigation measures identified in EIR Subsection 4.4, Project impacts to previously-undiscovered tribal cultural resources would be less than significant. (DEIR at pp. 4.19-8 and 4.19-9)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the DEIR and the citations noted therein.

**T. <u>Utility and Service Systems Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

The Project would require a number of improvements related to water, wastewater treatment, and storm drainage systems, although such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with Project construction activities have been evaluated throughout the Project's EIR, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Project's proposed water, wastewater, or storm drainage systems that could result in impacts not already evaluated by other sections of the Project's EIR.

Accordingly, impacts associated with the construction of new or expanded water, wastewater treatment, and stormwater drainage systems would be less-than-cumulatively considerable. (DEIR at p. 4.20-42)

The Project-specific Water Supply Assessment ("WSA"; EIR *Technical Appendix O*), demonstrates that the EMWD would have sufficient water supplies available to serve the Project as well as other reasonably foreseeable future development during normal, dry, and multiple dry years. Because the WSA evaluates the water demands of both the Project and other cumulative developments within EMWD's service area, the WSA demonstrates that cumulatively-considerable impacts to water supply would be less than significant. Furthermore, EMWD's 2020 UWMP accounts for the Project's water demands, and demonstrates that even with cumulative development the EMWD would have adequate water supplies to serve the Project and cumulative developments through 2045 during normal, dry, and multiple dry years. Other future projects within the service area of the EMWD would be required to evaluate effects on availability of water supplies and, if applicable to the type of development, prepare a WSA to ensure that significant cumulative effects are minimized or avoided. In addition, the Project and other cumulative developments within EMWD's service area would result in an increase in demand for potable water, which has the potential to cumulatively-contribute to the need for expansion of EMWD and/or MWD facilities. However, the EMWD has adequate capacity for desalination and wastewater treatment requiring no expansion of any existing facilities, the EMWD has adequate capacity to treat wastewater generated by the Project and other cumulative developments, and the MWD is implementing programs to reduce its import of water from the Colorado River and via the SWP. As such, the cumulative increase in demand for potable water sources also would not result in significant cumulatively-considerable physical environmental effects. (DEIR at p. 4.20-42)

The Project would require a number of improvements to provide sewer service to the Project site, although impacts associated with such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with Project construction activities have been evaluated throughout the Project's EIR, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Project's proposed wastewater improvements that would result in impacts not already evaluated by other sections of the Project's EIR. Accordingly, impacts associated with the construction of new or expanded wastewater treatment conveyance facilities would be less-than-cumulatively considerable. (DEIR at p. 4.20-43)

The Project's wastewater generation would represent approximately 1.9% of the current available

treatment capacity at the Moreno Valley RWRF. Accordingly, the Project would not result in or require the expansion of the existing facilities at the Moreno Valley RWRF. Although the Project and other cumulative developments ultimately would contribute to the need for expanded capacity at the Moreno Valley RWRF, impacts associated with such expansion would be subject to CEQA once plans for such expansion have been prepared by the EMWD. As no such plans are currently available, it would be speculative to evaluate potential cumulatively-considerable impacts associated with the proposed expansion (CEQA Guidelines § 15145). As such, Project impacts due to wastewater capacity would be less-than-cumulatively considerable. (DEIR at p. 4.20-43)

Solid waste generated by construction and operation of the Project would represent nominal proportions of the daily capacity at the MVTS and the daily disposal capacity at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. The MVTS and area landfills are currently projected to remain open until as far into the future as 2057 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. The Project would not directly result in the need for expanded solid waste disposal facilities, as the MVTS, El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill have sufficient existing capacity to handle solid waste generated by the Project. Rather, the Project's incremental contribution to solid waste generation may contribute to an ultimate need for expanding the solid waste disposal facilities that would serve the Project and/or the construction of additional solid waste disposal facilities. Moreover, it is possible that as other developments in the region are proposed, the RCDWR and/or WMIE may opt to construct new solid waste disposal facilities to serve those developments, and such facilities may or may not receive solid waste generated by the Project. Although the Project has the potential to cumulatively contribute to the demand for new or expanded solid waste disposal facilities, the construction of which could significantly impact the environment, it is too speculative for evaluation in the absence of a proposed expansion or development plan (CEQA Guidelines, 14 CCR § 15145). Therefore, the Project's cumulatively-considerable impacts to solid waste disposal facilities are evaluated as less than significant. (DEIR at p. 4.20-43)

The Project would adhere to regulations set forth by local and State regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments also would be required to comply with such regulations. As such, the Project as well as other cumulative developments in the area would not result in cumulative impacts with respect to compliance with federal, State, and local statutes and regulations related to solid

wastes. Impacts would be less-than-cumulatively considerable. (DEIR at p. 4.20-43)

The Project and all cumulative developments would be regulated by the RCDWR and would be required to comply with the CIWMP's requirement to divert up to 50% of its solid waste from area landfills. As such, cumulatively-considerable impacts due to a conflict with the CIWMP would not occur. (DEIR at p. 4.20-44)

Cumulative impacts associated with the provision of facilities for electricity, communications systems, stormwater drainage, street lighting, maintenance of facilities, construction of off-site sewer and water lines, and other governmental services are inherent to the Project's construction phase and have been evaluated throughout the appropriate issue areas in the Project's EIR. In all cases, where cumulatively-considerable impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Accordingly, cumulatively-considerable impacts associated with the provision of utility facilities to serve the proposed Project would be less than significant. (DEIR at p. 4.20-44)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the DEIR and the citations noted therein.

**U. <u>Wildfire Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable.

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route, and the Project would not serve as an evacuation route under long-term conditions. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Other cumulative developments similarly would be required to accommodate emergency access and facilities. As such, cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.21-16)

The Project is designed to provide appropriate setbacks from undeveloped areas containing natural vegetation that could expose the Project site to wildfire hazards. There are no components of the proposed Project that would exacerbate wildland fire hazards in the local area, and the buffers accommodated by the Project between the proposed warehouse building and proposed public park site recreational building along the western boundary of the southern portion of the site would ensure the Project does not expose people or structures to a significant risk of loss, injury, or death involving wildland fire hazards. Other developments within the cumulative study area would similarly be required to address fire hazards as appropriate and to provide measures to avoid or reduce the potential risk of wildfire in the region. As such, Project impacts due to wildfire hazards would be less-than-cumulatively considerable. (DEIR at pp. 4.21-16 through 4.21-17)

The Project is designed to include fuel management zones that would consist of asphalt and concrete roadways, drive aisles, parking stalls, loading zones, and irrigated landscaping. The Project's fire abatement features are inherent to the Project's construction phase, and impacts associated with Project-related construction activities are evaluated under the appropriate subheadings within the Project's EIR. Where significant cumulatively-considerable impacts are identified, mitigation measures are identified to reduce impacts to below a level of significance. There are no cumulatively-considerable environmental impacts associated with the Project's fuel management features that have not already been evaluated and addressed by the Project's EIR. Moreover, and as discussed under the analysis of Thresholds b. and e., the Project would not exacerbate fire risks in the local area, as the Project's proposed improvements would reduce the risk of wildfires in the local area as compared to existing conditions. Accordingly, the Project would not result in cumulatively-considerable impacts associated with the installation or maintenance of infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and cumulatively-considerable impacts would be less than significant. (DEIR at p. 4.21-17)

Under existing and proposed conditions, the Project site exhibits little topographic variation, and development on site as proposed would not involve any uses containing natural vegetation or other features subject to wildland fire hazards. As such, the Project has no potential to cumulatively contribute to impacts associated with the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Cumulatively-considerable impacts would not occur. (DEIR at p. 4.21-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the DEIR and the citations noted therein.

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

A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or location. Section 15126.6(a) places special emphasis on focusing the discussion on alternatives which provide opportunities for eliminating any significant adverse environmental impacts, or reducing

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

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

A. To serve the recreational needs of the local Mead Valley community by developing a public park that includes a variety of amenities, such as play fields, hard surface sport courts, playground, and walking paths.

B. To diversify the mix of uses in the Mead Valley community of Riverside County to support the growing goods movement supply chain.

C. To develop supply chain uses in close proximity to designated truck routes and the State highway system to avoid or shorten vehicular trip lengths on other roadways.

D. To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.

E. To develop a Class A light industrial building in the Mead Valley community of unincorporated Riverside County that is designed to meet contemporary industry standards and be economically competitive with similar industrial buildings in the local area and region.

F. To attract a new employment-generating business in unincorporated Riverside County, thereby growing the economy and providing a more equal jobs-housing balance in the local area that will reduce the need for members of the local workforce to commute outside the area for employment.

G. To diversify the economy of western unincorporated Riverside County by developing a large property with employment-generating land uses with long-term economic viability.

H. To develop uses that have architectural design and operational characteristics that are compatible with other existing and planned developments in the local area.

I. To develop a property that has access to available infrastructure, including roads and utilities.

## A. Alternatives

As directed in State CEQA Guidelines § 15126.6(a), an EIR shall include alternatives to the project that could avoid or substantially reduce one or more of the significant effects. Because not all significant effects can be substantially reduced to a less-than-significant level, either by adoption of mitigation measures and regulatory requirements, existing regulations, or by standard conditions of approval, the following section considers the feasibility of the Project alternatives as compared to the proposed Project. As explained below, these findings describe and reject, for reasons documented in the Final EIR and summarized below, each one of the Project alternatives. The evidence supporting these findings is presented in Section 6.0, *Alternatives*, of the DEIR and elsewhere in the administrative record as a whole.

### 1. No Project No Additional Development Alternative

The No Project, No Additional Development Alternative (NADA) considers no development on the Project site beyond what occurs on the site under existing conditions. Under this Alternative, the northern 50.04 gross acres of the Project site would remain as undeveloped land, multiple large-lot single-family residential homes with ancillary structures and outdoor storage, and a commercial structure (Craneology, Inc.). The southern 14.93 gross acres of the Project site would remain as a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage. No improvements to the fronting segments of Cajalco Road, Seaton Avenue, or Decker Road would occur. No warehouse and no public park would be developed as proposed under the Project evaluated in the Project's EIR. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would leave the Project site in its existing condition. (DEIR at p. 6-6)

### 2. No Project Existing Zoning Alternative (EZA)

The No Project Existing Zoning Alternative (EZA) assumes development of the Project site in accordance with the site's existing zoning designations. As previously depicted on EIR Figures 2-4 and 2-5, approximately 4.7 acres in the northeastern portion of the Project site are designated by the Riverside County General Plan for "Community Development – Commercial Retail (CD-CR)" but this area is zoned for "Rural Residential, Minimum ½-Acre Lot Sizes (R-R-1/2)." Therefore, this area is assumed to be developed with nine, ½-acre residential lots, consistent with the site's existing R-R-1/2 zoning classification. The remaining approximately 60.3 acres of the Project site are zoned for "Light Agriculture (A-1-1)." The A-1-1 zoning classification allows for one-family dwellings and limited agricultural uses, with minimum one-acre lot sizes. Therefore, this area is assumed to be developed with 60 residential lots, for a total of 69 residential units. Under this alternative, the 26 existing dwelling units on the Project site would be demolished to

accommodate the future redevelopment of the Project site with 69 dwelling units. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would result in developing the Project site consistent with its by-right development rights in accordance with the property's existing zoning classifications. (DEIR at pp. 6-13 through 6-14)

**3. Warehouse Only Alternative (WOA)**

The Warehouse Only Alternative (WOA) considers development of the northerly 44.66 net acre portion of the Project site with one light industrial warehouse building with a total building area of 1,003,510 square feet, as proposed under the Project evaluated in the Project's EIR. The Project's proposed public park on approximately 13.33 net acres south of the warehouse site would not be developed under this Alternative and that area would remain in its existing condition, which contains a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage. In addition, under the WOA, there would be no extension of Decker Road to the southern portions of the Project site, and improvements to this roadway only would occur along the frontage with the northern 50.04 gross acres of the Project site. All impacts associated with development of the northern 50.04 acres of the Project site would be identical between the Project and WOA; thus, the focus of analysis of this alternative is on changes to impacts within the southern 14.93 gross acres of the Project site that would result from leaving this portion of the Project site in its existing condition with single-family residences and associated ancillary structures and outdoor storage areas. (DEIR at pp. 6-23 through 6-24)

**4. Reduced Project Alternative (RPA)**

The Reduced Project Alternative (RPA) considers development of the northerly 44.66 net acre portion of the Project site with a warehouse building that is 30% smaller than the warehouse proposed under the Project and for analysis purposes is assumed to be 700,000 s.f. In addition, this Alternative considers developing a public park as proposed under the Project, but only on the west side of Decker Road on approximately 4.19 net acres, although no recreation building or restrooms would be constructed within the park site under the RPA. The remaining approximately 9.16 net acres to the east of Decker Road proposed for park uses as part of the Project would not be developed under this Alternative and that area would remain in its existing condition, which contains a mixture of undeveloped land and multiple single-family homes with a variety of ancillary structures and outdoor storage. Improvements to Decker Road would be similar under the proposed Project and RPA, except that there would be only one parking lot extending from the west side of the southern portions of Decker Road. (DEIR at p. 6-35)

**5. Small Project Alternative (SPA)**

The Small Project Alternative (SPA) considers implementation of the Project as proposed, but with a warehouse building that is reduced in size such that it meets the definition of a "Small Project" as identified by Riverside County's Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled (December 2020; herein, "County Guidelines"). Step 2 in the County Guidelines for analyzing potential impacts due to Vehicle Miles Traveled (VMT) provides criteria for certain project types that may be presumed to have a non-significant impact due to VMT. Figure 3 of the County Guidelines identifies seven general categories that are presumed to have a less-than-significant impact due to VMT, including the "Small Project" category, which the County Guidelines define as "...projects with low trip generation per existing CEQA exemptions or based on the County Greenhouse Gas Emissions Screening Tables, result[ing] in [the emission of less than or equal to the] 3,000 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) per year screening level threshold." The types of development identified as a "Small Project" by the County Guidelines include warehouse (unrefrigerated) buildings with a total building area less than or equal to 208,000 s.f. Accordingly, the SPA considers development of the northern 50.04 gross acres of the Project site with a proposed 208,000 s.f. unrefrigerated warehouse building. All other components of the SPA would be the same as the proposed Project, including the proposed public park, infrastructure, and roadway improvements. This alternative was selected by the Lead Agency in order to evaluate an alternative that would avoid the Project's significant and unavoidable impacts to transportation (i.e., due to Vehicle Miles Traveled [VMT]), which in turn also would reduce the Project's impacts due to air quality and greenhouse gas (GHG) emissions. (DEIR at pp. 6-45 through 6-46)

**6. Environmentally Superior Alternative**

State CEQA Guidelines § 15126.6 requires the identification of the environmentally superior alternative. Implementation of the NADA would result in no physical environmental impacts beyond those that have already occurred on the property. Because the NADA would avoid all of the Project's impacts, it warrants consideration as the "environmentally superior alternative." However, pursuant to State CEQA Guidelines § 15126.6(e)(2), if a no project alternative is identified as the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Accordingly, the SPA, as discussed in subsection 6.3.5 of the Project's EIR, is identified as the Environmentally Superior Alternative pursuant to State CEQA Guidelines § 15126.6, as the SPA would result in the largest reduction in Project impacts, and would avoid the Project's significant and unavoidable impacts due to $NO_X$ emissions and VMT. (DEIR at p. 6-55)

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA Guidelines Section 15093, balanced the "economic, legal, social, technological, and other benefits" of the Project, against the unavoidable adverse environmental effects described herein, and has determined that each and every one of the following benefits individually outweigh and render acceptable each and every one of those environmental effects. The Board of Supervisors adopts a Statement of Overriding Considerations as follows:

**A. Economic Development Benefits**

Under existing conditions, the Project site generates limited tax revenue for the County. With implementation of the Project, the Project site would be developed with a 1,003,510 square foot (s.f.) warehouse building on the northern 50.04 gross acre property. Development of the northern portions of the property would increase the amount of tax revenue generated by the site. Thus, approval of the proposed Project would represent a substantial benefit to the residents of unincorporated Riverside County.

**B. Increased Employment Opportunities**

The Project would result in the generation of approximately 974 new and recurring jobs. Thus, the Project would serve to improve the County's jobs-housing ratio, which in turn would reduce the need for County residents to commute outside of the County for employment. Construction spending will also create a one-time stimulus to the local and regional economies.

**C. Expanded Recreational Opportunities for the Mead Valley Community**

Under existing conditions, the Mead Valley community has limited recreational facilities. Thus, by developing the southern 13.33 net acres of the Project site with park uses that include a variety of amenities such as play fields, hard surface sport courts, a playground, and walking paths would provide for expanded recreational amenities to help meet the recreational needs of the existing residents of the Mead Valley.

**D. Improved Non-Vehicular Access Along Cajalco Road and Decker Road**

As part of the Project, Cajalco Road along the Project site's frontage would be improved to a 10-foot-wide d.g. trail and Decker Road would be improved to include an eight-foot-wide d.g. trail. Construction of these local trail segments would improve non-vehicular access within the local area, which in turn would serve to reduce the area's generation of VMT and air quality and GHG emissions.

**E. Improvements to Local Area Roadways**

As part of the Project, the Project Applicant would construct improvements to Cajalco Road, Seaton Avenue, and Decker Road, which would improve circulatory access in the local area. Specifically, the Project would implement the following improvements:

a. Cajalco Road would be improved to include the addition of approximately 80 feet of paved travel lanes, a 35- to 56-foot-wide raised median, the installation of a 6-foot-wide curb adjacent sidewalks within a 10-foot-wide parkway along the northern edge of the roadway, and the provision of an expanded landscaped parkway along the southern side of the roadway that would range in width from 30 to 34 feet and would include a 6-foot-wide curb-adjacent sidewalk, a 7-foot-wide landscaped area, a split-rail fence, a 10-foot-wide decomposed granite (d.g.) trail, and an 11-foot-wide landscaped area.

b. Seaton Avenue would be improved to include paved travel lanes ranging in width from 62 feet to 88 feet, along with the installation of curb and gutter along the Project site's frontage, and the installation of a landscaped parkway along the Project site's frontage that would vary in width between six and 18 feet and that would include a five-foot-wide curb-separated sidewalk.

c. Decker Road between Cajalco Road and the southerly terminus of this roadway would be improved to its ultimate full-width standard as a Secondary Highway, including the dedication of 100 feet of ROW and 64 feet of pavement (with an additional ±12 feet of pavement and ROW near the intersection with Cajalco Road to accommodate a right-turn lane), along with landscaped parkways along each side of the roadway.

d. In addition, the Project also would accommodate a Riverside Transit Agency (RTA) bus stop along the Project site's frontage with Cajalco Road, which would help promote the use of public transit in the local area.

**F. <u>Efficient Goods Movement</u>**

The Project is strategically located in close proximity to freeways, roads, nearby airports and the ports of Los Angeles and Long Beach, thereby ensuring efficient movement of goods and a reduction in regional vehicle miles traveled. The Project will attract businesses that can expedite the delivery of essential goods to consumers and businesses in the County and region.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes, community service facilities, or encourages other activities which cause significant environmental effect. The discussion is as follows:

A. CEQA requires a discussion of the ways in which the proposed Project would be growth inducing. The CEQA Guidelines identify a project as growth inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New employees and new residential

developments represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and including additional economic activity in the area. (DEIR at p. 5-3)

B. A project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with an increase in population or employment and thus reducing or removing the barriers to growth. This typically occurs in suburban or rural environments where population or employment growth results in increased demand for service and commodity markets responding to the new population of residents or employees. Economic growth likely would take place as a result of the proposed Project's operation as a light industrial development. The Project's construction- and operational-related employees would purchase goods and services in the region, but any secondary increase in employment associated with meeting these goods and services needs would be marginal, accommodated by existing goods and service providers, and highly unlikely to result in any new physical impacts to the environment. Therefore, while the Project would create economic opportunities by introducing new job opportunities to the Project site, this change would not induce substantial new growth in the region. (DEIR at p. 5-3)

C. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of significance to the environment. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies such as the Southern California Association of Governments (SCAG). Significant growth impacts also could occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way. (DEIR at p. 5-3)

D. Areas surrounding the Project site are primarily characterized by a mix of rural residential, undeveloped land, light industrial development, and commercial. Development of the Project site would include up to 1,003,510 square feet (s.f.) of light industrial/warehouse uses and a 13.33 net-acre park. Although there is undeveloped land around the Project site, it would be speculative to suggest that the undeveloped land would be developed with residential uses (consistent with its adopted General Plan land use designation) in response to the Project. Furthermore, roadway and utility improvements proposed as part of the Project have been designed to serve the proposed

Project, and would not remove infrastructure-related obstacles to development of other off-site properties. Based on the analysis provided in EIR Subsection 4.20, Utilities and Service Systems, the Project would be adequately served by water service, sewer service, drainage facilities, and other utilities and service systems. Accordingly, the growth-inducing impacts of the Project would be less than significant. The Project is not expected to induce growth of land use changes on other parcels in the vicinity. (DEIR at p. 5-3)

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

**A. Land Use Element**

The Land Use Element designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public-quasi-public uses. The Land Use Element also discusses the standards of residential and non-residential density intensity for the various land use designations. The Land Use Element also provides development standards related to each land use category, and general plan policy level direction for an array of land-use related issues.

The proposed Project consists of applications for GPA220005, CZ2200062, PPT220050, and TPM38601 to modify the General Plan and Mead Valley Area Plan (MVAP) land use designation for the northern 44.66 net acres of the Project site to instead allow for "Community Development – Light Industrial (CD-LI)" land uses, and to re-designate the southern 13.33 net acres of the Project site for "Open Space – Recreation (OS-R)" land uses. CZ2200062 would change the zoning classifications for the northern 44.66 net acres of the Project site from "A-1-1" and "R-R-1/2" to "Industrial Park (I-P)." No changes are proposed to the existing zoning classification assigned the southern 13.33 net acres of the Project site, as the existing "A-1-1" zoning classification for this portion of the Project site already allows for the proposed public park use. PPT220050 is proposed to allow for the development of an industrial warehouse building and to allow for the future construction of a public park in the southern portions of the site and TPM38601 is proposed in order to consolidate the existing parcels within the northern 50.04-gross-acre Project site into a single parcel on 44.66 net acres, and to accommodate approximately 6.98 acres of public ROW dedications along the Project site's frontages with Cajalco Expressway, Seaton Avenue, and Decker Road. With the approval of GPA220005, CZ2200062, PPT220050, and TPM38601, the Project would be consistent with the County General Plan Land Use Element.

**B. Circulation Element**

The Riverside County General Plan includes a Circulation Element, which designates future road

improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The Circulation Element also identifies transportation routes, terminals, and facilities. Circulation Element Policy C 2.1 states that the County will maintain the following County-wide target LOS: LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. The Project Applicant would be required to construct transportation improvements, pay fair-share costs towards required improvements, and contribute fees towards the County's DIF and TUMF fee programs, which would ensure that all of the Project's study area intersections operate at an acceptable LOS D or better. Additionally, all of the Project's roadway improvements are consistent with the roadway cross-sections identified by the General Plan for these roadways. The proposed Project is consistent with the General Plan Circulation Element and is therefore consistent with the General Plan.

**C. <u>Multipurpose Open Space Element</u>**

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

The Western Riverside County MSHCP is a strategic, multi-jurisdictional initiative designed to conserve diverse species and their habitats within the Western Riverside County region. The primary objective of the MSHCP is to safeguard and enhance biological diversity and ecosystem integrity while accommodating sustainable development and economic progress. This plan addresses the conservation needs of 146 sensitive plant and animal species and encompasses a variety of natural communities. The MSHCP is structured around specific conservation goals, which are organized by geographic areas known as Conservation Areas. These areas are categorized as Core Areas, Essential Areas, or Other Conserved Lands to support various species, including invertebrates, amphibians, reptiles, birds, and mammals, along with Essential Ecological Process Areas and Wildlife Corridors. Each Conservation Area is defined by specific Conservation Objectives that must be achieved to ensure effective habitat protection and management. The Project would not conflict with the MSHCP Conservation Objectives because

the Project site is not targeted for conservation under the MSHCP. Additionally, the Project would not conflict with the MSHCP provisions related to biological corridors. However, the Project has the potential impact burrowing owls, which would represent a conflict with the MSHCP if the species is not surveyed for and avoided pre-construction. In addition, the Project would not result in impacts to any sensitive natural communities. However, the Project would result in impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources. With implementation of applicable RRs and feasible MMs, the Project would have a less-than-significant impact on biological resources as disclosed in DEIR Subsection 4.4, *Biological Resources.*

With the implementation of applicable RRs and feasible MMs, the Project would have a less-than-significant impact on cultural resources as disclosed in DEIR Subsection 4.5, *Cultural Resources*, and DEIR Subsection 4.19, *Tribal Cultural Resources*. In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. would be required, which would reduce the Project's potential impacts to buried human remains to less-than-significant-levels.

As disclosed in Subsection 4.17, *Recreation*, the Project does not include any residential uses or other land use that may generate a population that would directly increase the use of existing County Park facilities. Additionally, to the extent that employees associated with the warehouse building would utilize local parks, it is anticipated that Project employees would utilize the proposed on-site park given its close proximity to the proposed warehouse building. Therefore, the Project would be fully consistent with the General Plan Multipurpose Open Space Element.

**D. <u>Safety Element</u>**

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves the following functions: develops a framework by which safety considerations are introduced into the land use planning process; facilitates identification and mitigation of hazards for new development and thus strengthens existing codes; project review, and permitting processes; presents policies directed at identifying and reducing hazards in existing development; and strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-related reconstruction policies. The Project complies with all applicable building codes, County Ordinances, and State and federal laws. The proposed Project is consistent with the General Plan Safety Element and is therefore consistent with the General Plan.

As indicated in DEIR Subsection 4.7, *Geology and Soils*, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The Project and vicinity are subject to seismic ground shaking associated with earthquakes. With implementation of the recommendations contained in the Project's Geotechnical Investigation (DEIR *Technical Appendix G*), as would be required by DEIR Mitigation Measure MM 4.7-1, impacts associated with ground-shaking would be further reduced to a less-than-significant level. Based on site observations the potential for liquefaction impacting the Project is considered negligible. Due to the lack of shallow groundwater, the potential for lateral spreading is low and potential impacts associated with lateral spreading would be less than significant. With implementation of the site-specific Geotechnical Investigation (DEIR *Technical Appendix G*) as a standard condition of Project approval, the Project would not result in adverse effects associated with collapse hazards or ground subsidence. Additionally, with mandatory compliance to the site-specific Project's Geotechnical Investigation, appropriate measures would be incorporated into future grading and/or building permit applications to ensure that any slopes higher than 10 feet would be grossly stable. With implementation of the required mitigation, impacts associated with unstable slopes would be reduced to less-than-significant levels. The Project would not result in substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain an NPDES permit, as well as adhere to a WQMP and SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460. With mandatory compliance to these regulatory requirements, the potential for water and wind erosion impacts during construction would be less than significant. Furthermore, the Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. Additionally, the Project would not be located on expansive soil and thus would not create substantial risks to life or property due to expansive soils. (DEIR at pp. 4.7-16 through 4.7-21)

As indicated in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site does not contain any RECs under existing conditions. As such, the Project would not result in any impacts due to existing site contamination. With respect to construction activities, the Project would be subject to compliance with all applicable federal, State, and local regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the EPA and DTSC, as well as the Santa Ana RWQCB pertaining to water quality. The Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency facilities exist on the Project site or in the Project's off-site infrastructure alignments, and the site does not serve as an emergency

evacuation route. The nearest school to the Project site is Val Verde Academy, located about 0.7 miles southeast. However, the Perris Spanish Seventh-Day Adventist church, which offers educational services, is approximately 0.2 miles north. Future businesses near the church could pose risks related to hazardous materials. However, the Project and any cumulative developments must comply with federal, state, and local regulations to avoid significant public safety hazards. The Project will adhere to Riverside County Ordinance No. 651 and prepare a Hazardous Materials Business Emergency Plan (HMBEP) if required. With these regulations in place, impacts from hazardous materials to nearby schools are expected to be less than significant. The Project site is not within any Airport Master Plans and will not face impacts from inconsistencies with one. It is located within the Airport Influence Area (AIA) for the MARB and falls under Compatibility Zone C2 of the Airport Land Use Compatibility Plan (ALUCP). Consequently, the Project required review by the Riverside County Airport Land Use Commission (RCALUC). After their review, the RCALUC determined on March 14, 2024, that the Project is fully consistent with the MARB ALUCP. As a result, the Project is expected to have less-than-significant impacts related to conflicts with the ALUCP. There are no active private airstrips or heliports in the vicinity. The nearest private airport is the Perris Valley Airport, located approximately 4.9 miles southeast of the Project site. A site-specific Phase 1 Environmental Site Assessment (ESA) has been prepared for the property, which did not identify any RECs in connection with the site. The Phase 1 ESA does not identify any hazardous materials sites on the property that have been identified on lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (DEIR at pp. 4.9-14 through 4.9-15 and 4.9-20)

As disclosed in DEIR Subsection 4.18, *Transportation*, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The Project would, however, result in significant unavoidable impacts due to VMT, as addressed in the DEIR. All physical improvements planned as part of the Project would conform with applicable Riverside County standards. The Project's proposed warehouse and public park are compatible uses in the local area and the Project would not increase transportation-related hazards in the local area. Impacts would therefore be less than significant. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. The Project Applicant would be required to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or Decker Road. Implementation of the required mitigation would

ensure that Project-related construction activities would not substantially affect circulation during the Project's construction. With implementation of the required mitigation, MM 4.18-1, impacts would be reduced to less-than-significant levels. Additionally with implementation of the required mitigation, MM 4.18-1, the Project would not result in inadequate emergency access to nearby uses during the Project's construction phase. Accordingly, with implementation of the required mitigation, impacts would be reduced to less-than-significant levels. (DEIR at pp. 4.18-19 through 4.18-27) Therefore, the Project is consistent with the General Plan Safety Element.

**E. <u>Noise Element</u>**

The Noise Element identifies and appraises noise problems and includes policies to protect the County from excessive noise. The County of Riverside has adopted a Noise Element of the General Plan to control and abate environmental noise, and to protect the citizens of the County from excessive exposure to noise. The Noise Element identifies two separate types of noise sources: 1) transportation, and 2) stationary, and establishes guidelines for acceptable transportation and stationary community noise levels. With implementation of the recommendations provided in the Project's Noise Impact Analysis (DEIR *Technical Appendix L*) and the required mitigation measures, the Project would be consistent with the General Plan Noise Element and is therefore consistent with the General Plan.

As disclosed in DEIR Subsection 4.13, *Noise*, the Project would not expose people residing or working in the area to excessive noise levels associated with public or private airports, as there are no airports within two miles of the Project site. The construction noise analysis shows that the nearby receiver locations would not be exposed to Project-related construction noise levels exceeding the 80 dBA $L_{eq}$ significance threshold; therefore, the noise impacts due to typical Project construction noise would be less than significant at all receiver locations. Notwithstanding, Urban Crossroads recommends noise abatement measures during typical construction activities. Accordingly, Project-related typical construction-related noise impacts conservatively are evaluated as a significant direct impact of the proposed Project. Additionally, Project-related noise impacts during nighttime concrete pouring activities also would not expose any nearby sensitive receptors to noise levels exceeding the FTA 70 dBA $L_{eq}$ nighttime residential noise level threshold at all the nearest noise sensitive receiver locations. The project's on-site construction noise levels are anticipated to range from 46.2 to 66.0 dBA Leq at nearby receiver locations, remaining below the significant threshold of 80 dBA Leq, making these impacts less than significant. While off-site construction noise is expected to be similarly low, a conservative analysis identifies potential significant impacts requiring mitigation. Nighttime concrete pouring activities are projected to produce noise levels between 34.4 and 40.5 dBA Leq, which do not

exceed the FTA's 70 dBA Leq residential threshold, resulting in less-than-significant impacts with prior authorization. Noise from blasting activities is expected to reach a maximum of 78.5 dBA Lmax, also remaining below the County's threshold. The implementation of Mitigation Measure MM 4.13-1 would establish noise abatement measures during the construction of off-site roadway and infrastructure improvements, reducing potential impacts to less-than-significant levels. Mitigation Measure MM 4.13-2 requires the construction of 14-foot-high barriers at the truck courts adjacent to the proposed warehouse, while MM 4.13-4 would prohibit cold storage uses unless it can be demonstrated through further analysis that these uses won't exceed noise limits set by Riverside County Ordinance No. 847. Following the implementation of these measures, the Project's operational noise levels at nearby sensitive receptors are expected to fall below the daytime standard of 55 dBA Leq and the nighttime standard of 45 dBA Leq, thus ensuring that operational noise impacts are reduced to less-than-significant levels. During typical construction activities, vibration velocity levels at distances of 72 to 322 feet from the project are estimated to range from 0.005 to 0.043 in/sec PPV, well below the maximum acceptable threshold of 0.3 in/sec PPV, indicating that these impacts would be less than significant. However, blasting activities could expose nearby structures and sensitive receptors to substantial vibration levels, resulting in significant impacts prior to mitigation. While not anticipated, off-site construction activities for roadway and infrastructure improvements may also pose a risk of excessive vibration to nearby sensitive receptors. Under long-term operation, trucks generated by the project would travel on well-maintained county roadways, leading to operational traffic-related vibration impacts that are expected to be less than significant, according to Caltrans guidance. Implementation of Mitigation Measure MM 4.13-3 would ensure that all blasting activities adhere to an approved Noise and Vibration Abatement Plan, effectively reducing vibration levels impacting nearby buildings and sensitive receptors to below significant levels. Additionally, Mitigation Measure MM 4.13-1 mandates the application of noise abatement measures during the construction of off-site roadway and infrastructure improvements, further ensuring that potential vibration impacts from these activities are also reduced to less-than-significant levels. Thus, the Project would not cause the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. (DEIR at pp. 4.13-58 through 4.13-68) Therefore, the Project is consistent with the General Plan Noise Element.

**F. <u>Housing Element</u>**

The 2021-2029 Housing Element identifies and establishes County policies intended to fulfill the housing needs of existing and future residents in Riverside County. The Element establishes

policies that guide County decision-making and set forth an action plan to implement its housing goals.

As disclosed in DEIR Subsection 4.15, *Population and Housing*, the Project would involve the demolition of 26 existing dwelling units, with only 13 deemed occupiable, displacing up to 99 people and potentially necessitating replacement housing. However, according to *Technical Appendix P* of the County's General Plan, the 60,423 entitled dwelling units in the County are sufficient to meet the 40,673 housing units required by 2029 under current RHNA obligations, including the units to be demolished. Additionally, since the Project site is outside the Bermuda Dunes and Coronita areas, it is not subject to SB 330 provisions. As a result, the Project would not lead to the need for unplanned replacement housing, and impacts are considered less than significant. Although the Project would result in the conversion of the northern 50.04 gross acres of the Project site from residential to light industrial uses, Riverside County has poor jobs-housing ratio, wherein there are not enough jobs within the County to support its residences' employment. Thus, by developing the Project site with an employment-generating land use, the Project would assist the County in improving its jobs-housing balance. Furthermore, future employees generated by the Project can be accommodated by existing residential communities and/or by future residential uses to be constructed in accordance with the General Plan Land Use Plan or the general plans of cities within the County, and no additional housing, including housing affordable to households earning 80% or less of the County's median income, would be required to accommodate Project-related employees. Impacts would be less than significant. There is no potential for the Project to induce substantial unplanned population growth in the area, either directly or indirectly. By developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance. Housing for the Project's employees does not represent substantial unplanned population growth, as there already is sufficient existing and planned housing in the County to accommodate workers. Thus, impacts due to the Project's employment generation would be less than significant. Accordingly, impacts associated with unplanned population growth would be less than significant. Based on the foregoing, the Project is consistent with the General Plan Housing Element. (DEIR at pp. 4.15-9 through 4.15-11)

**G. <u>Air Quality Element</u>**

As disclosed in DEIR Subsection 4.3, *Air Quality*, the proposed Project's construction-related air quality emissions would not exceed the SCAQMD regional thresholds or LSTs, and would not conflict with the SCAQMD AQMP. Additionally, the Project's long-term operational impacts due to LSTs also would be below the SCAQMD thresholds of significance. However, the

Project's long-term emissions of $NO_X$ would exceed the SCAQMD regional thresholds. Additionally, due to the land use changes proposed as part of the Project, the Project would generate operational-source emissions not reflected within the current 2022 AQMP regional emissions inventory for the SCAB. Thus, prior to mitigation, the Project would be inconsistent with the SCAQMD AQMP, resulting in a significant impact on both a direct and cumulatively-considerable basis. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-7 would reduce the Project's long-term air quality emissions, but would not reduce the Project's long-term emissions of $NO_X$ to below the SCAQMD regional thresholds of significance. Additionally, the Project's proposed land uses are not consistent with the growth forecasts included in the 2022 SCAQMD AQMP. Thus, the Project's direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2022 AQMP would represent a significant and unavoidable impact for which additional mitigation measures are not available. It should be noted, however, that the future tenants of the Project's warehouse building would be subject to SCAQMD Rule 2305, Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Pursuant to the WAIRE Program, warehouse operators are required to earn a specific number of points every year. This is based on the number of trucks trips made to and from the warehouse each year, with larger trucks such as tractors or tractor-trailers multiplied by 2.5. WAIRE Points may be earned through: a) completing any combination of actions in the WAIRE menu; or b) completing actions in an approved, site-specific custom WAIRE Plan; or c) paying a mitigation fee. If an operator chooses to pay a mitigation fee, the funds will be used to provide incentivizes for near-zero and zero-emission trucks and zero-emission charging and fueling infrastructure in communities near the warehouse(s) that paid the fee. As the future tenants of the Project's proposed warehouse building are unknown at this time, it is unknown whether future tenants would comply with the WAIRE Program through on-site actions or through payment of fees, either of which would serve to reduce the Project's significant and unavoidable air quality impacts due to $NO_X$ emissions, although the amount of reductions to the Project's level of $NO_X$ emissions would not be known until future tenants are identified and the future tenants either undertake measures to comply with the WAIRE Program or pay mitigation fees. Additionally, construction-related emissions associated with the Project would not exceed any of the SCAQMD regional thresholds. However, under long-term operating conditions, Project-related emissions of $NO_X$ would exceed the SCAQMD regional thresholds. As previously indicated in Table 4.3-2, the SCAB is designated as nonattainment for $O_3$, and VOCs and $NO_X$ are precursors to ozone formation. Thus, the Project's emissions of $NO_X$ would cumulatively contribute to a net increase of a criteria pollutant ($O_3$) for which the SCAB is

considered nonattainment. Accordingly, the Project's long-term operational emissions of $NO_X$ would represent a significant impact for which mitigation would be required. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-7 would reduce the Project's long-term air quality emissions, although the exact reduction amount cannot be quantified. For some measures it would be overly speculative to quantify resulting emissions reductions. For instance, while the Project would install passenger car EV charging stations it cannot be determined how many zero emission vehicles would replace gasoline-fueled vehicles as a result. Additionally, in order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest at the Project must provide building occupants with information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles. Yet it cannot be reasonably predicted how many clean trucks would replace diesel-fueled trucks as a result. With other measures the reduction values cannot be quantified due to limitation in the modeling software, such as the requirement that all future cold storage warehousing be equipped with electrical hookups to eliminate idling of main and auxiliary engines during the loading and unloading process. Thus, even with implementation of these mitigation measures and with compliance with the anticipated regulations implemented by the EPA and CARB to improve truck efficiency, the estimated long-term emissions generated under full buildout of the proposed Project still would exceed the SCAQMD's regional operational significance threshold for NOX and would cumulatively contribute to the nonattainment designations in the SCAB for $O_3$. Additionally, the predominance of the Project's operational-source emissions would be generated by passenger cars and trucks accessing the Project site. Neither the Project Applicant nor the County have regulatory authority to control tailpipe or consumer product emissions, and no feasible mitigation measures beyond the measures identified herein exist that would reduce Project operational-source $NO_X$ emissions to levels that are less than significant. Therefore, the proposed Project's operational emissions of $NO_X$ would represent a significant and unavoidable impact for which additional mitigation is not available. Compliance with the regulatory requirements listed in DEIR Subsection 4.3 would ensure that the proposed Project would be consistent with the Air Quality Element and General Plan by reducing potential air emissions to the lowest feasible level. (DEIR pp. 4.3-63 through 4.3-70)

**H. <u>Healthy Communities Element</u>**

The Healthy Communities Element establishes policies to address primary health issues that may address County residents, such as high rates of obesity, chronic illness, air pollution, lack of access to healthy foods, unsafe environments, and lack of access to health care and mental health services. The Project would be consistent with the applicable Healthy Communities Element

policies governing Countywide Land Uses and non-Motorized Transportation, as the Project proposes a 13.33 net acre park that is conceptually designed to include play fields, hard surface sport courts, a playground, walking paths, and other amenities. As such, the Project would help to achieve the purposes of the General Plan through compliance with applicable General Plan policies.

**I. Administration Element**

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

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses, pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible environmental changes and provides in the DEIR Section 5.0, *Other CEQA Considerations*, the following findings:

A. Natural resources in the form of construction materials and energy resources would be used in the construction of the proposed Project, but development of the Project site as proposed would have no measurable adverse effect on the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). (DEIR at p. 5-2)

B. Construction and operation of the proposed Project would not involve the use of large sums or sources of non-renewable energy. (DEIR at p. 5-2)

C. The Project is required by law to comply with the California Green Building Standards Code (CALGreen), compliance with which reduces a building operation's energy volume that is produced by fossil fuels. The Project would be subject to regulations to reduce the Project's reliance on non-renewable energy sources. The Project also would be subject to the Energy Independence and Security Act of 2007, which contains provisions designed to increase energy efficiency and availability of renewable energy. The Project also would be subject to California Energy Code, or Title 24, which contains measures to reduce natural gas and electrical demand, thus requiring less non-renewable energy resources. The Project would avoid the inefficient, wasteful, and unnecessary consumption of energy during Project construction, operation, maintenance, and/or removal. With mandatory compliance to the energy efficiency regulations and mitigation measures, the Project would not involve the use of large sums or sources of non-renewable energy. (DEIR at p. 5-2)

D. Compliance with federal, State, and local regulation related to hazardous materials would be

required of all contractors working on the property during the Project's construction and of all the future occupants of the Project's buildings. As such, construction and long-term operation of the proposed Project would not have the potential to cause significant irreversible damage to the environment, including damage that may result from upset or accident conditions. (DEIR at p. 5-2)

**BE IT FURTHER RESOLVED** by the Board of Supervisors that proposed GPA240005, CZ2200062, PPT 220050, and TPM38601 are consistent with the Riverside County General Plan.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered the Final EIR in evaluating GPA240005, CZ2200062, PPT 220050, and TPM38601 and that the Final EIR is an accurate and objective statement that complies with the California Environmental Quality Act (CEQA) and reflects the County's independent judgment, and that the Project's EIR is incorporated herein by this reference.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of overriding consideration, **CERTIFIES** the Final EIR, and **ADOPTS** the Mitigation Monitoring and Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between the mitigation measures as set forth in the Final EIR, and those set forth in the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR addressing GPA240005, CZ2200062, PPT 220050, and TPM38601 is on file with the Clerk of the Board, including the final exhibits and related cases, are hereby approved for the real property described and shown on the final exhibits, and said real property shall be developed substantially in accordance with the Project's plans and specifications, unless amended by the Board of Supervisors.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Final EIR addressing GPA240005, CZ2200062, PPT 220050, and TPM38601 shall be placed in the Office of Clerk of the Board, in the Office of County Planning Department, and the Office of the Building and Safety Director.

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

**Board of Supervisors** **COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2025-282**

**CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR THE FIRST AMENDMENT TO GPA240005, CZ2200062, PPT220050, AND TPM38601**

ROLL CALL:

| | |
|---|---|
| Ayes: | Medina, Spiegel, Washington, Perez, and Gutierrez |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

11/04/2025 Item 3.20

**ATTACHMENT "A"**

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| **1. Aesthetics** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: The Project site is not located within the viewshed of any officially designated State or County scenic highways or State-Eligible scenic highways. Although the Project site is located .07-mile west of I-215, a County-eligible scenic highway, development on site would be required to comply with the various design measures included within the Project's plot plan applications, which include requirements related to site design, building design, grading, landscaping, and walls/fencing. Furthermore, development of the Project site as proposed would appear as a continuation of existing light industrial development patterns to the north and east of the Project site. In addition, it should be noted that I-25 is not officially designated as a State scenic highway. As such, Project impacts to scenic highways would be less than significant. | Less-than-Significant Impact | **MM 4.1-1** Prior to issuing a Construction-Related Exception authorizing nighttime construction and associated noise pursuant to Section 7.a.1 of Riverside County Ordinance No. 847 (Regulating Noise), the Project Applicant shall provide the Director of the Building and Safety Department with a plan depicting the location of all nighttime lighting elements in relation to the nearest sensitive residential receptors. The Director shall review the nighttime lighting plan to ensure that all lighting elements are directed away from the nearest sensitive residential receptors, and only shall issue an exception to the provisions of Ordinance No. 847 upon verification that nighttime lighting elements would not adversely affect nearby residential receptors. During building construction, the Project's construction contractors shall allow County Building & Safety officials access to the site to verify compliance with the nighttime lighting plan. | Project Applicant; Construction Contractors | Director of the Building and Safety Department; County Building and Safety Department | Prior to issuing a Construction-Related Exception authorizing nighttime construction and associated noise |
| Threshold b and c: Construction and long-term operation of the proposed Project would not substantially damage scenic resources; obstruct any prominent scenic vista or view open to the public; result in the creation of an aesthetically offensive site open to public view; substantially degrade the existing visual quality or character of the site or its surroundings; or conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant. | Less-than-Significant Impact | **RR 4.1-1** The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low-pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655. | Project Applicant | Riverside County Building & Safety Department | Prior to issuance of building permits |
| Threshold d: Project compliance with the provisions of County Ordinance No. 655 would be assured through future County review of building permits. Impacts due to a conflict with Ordinance No. 655 would be less than significant. | Less-than-Significant Impact | **RR 4.1-2** The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life. | Project Applicant | Riverside County Building & Safety Department | Prior to issuance of building permits |
| Threshold e and f: During long-term operations, | | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| mandatory compliance with Riverside County Ordinance Nos. 655 and 915, would ensure that Project-related lighting and glare would not adversely affect day or nighttime views in the area, and also would ensure the Project does not expose residential property to unacceptable light levels. However, lighting would be required during nighttime construction-related concrete pouring activities, which has the potential to adversely affect nearby residential properties. Accordingly, the use of nighttime lighting during construction represents a significant impact of the Project for which mitigation would be required. Implementation of Mitigation Measure MM 4.1-1 would ensure that nighttime lighting plans are prepared and implemented during Project nighttime construction activities. The Director of the Building and Safety Department would review the nighttime lighting plan to verify that all lighting elements are directed away from nearby sensitive residential receptors. Accordingly, implementation of the required mitigation would reduce the Project's nighttime lighting impacts to less-than-significant levels. | Less than Significant with Mitigation Incorporated | | | | |
| **2. Agriculture and Forestry** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: The Project would result in impacts to approximately 19.84 acres "Farmland of Local Importance" and approximately 45.13 acres of "Other Land," neither of which comprise "Farmland," as that term is defined by CEQA, the County, or the CDC, meaning that the Project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or any other "Farmland" as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Even if "Farmland" included "Farmland of Local Importance" and "Other Land," based on the Project's LESA Analysis | Less-than-Significant Impact | **RR 4.2-1** In the event that new agricultural uses become established on agriculturally-zoned lands (as defined by Riverside County Ordinance No. 625) prior to Project occupancy, the provisions of Ordinance No. 625 shall apply. Ordinance No. 625 requires that when lands are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future land buyers must be notified of any agricultural operations that are on-going in the area, and mandate that such agricultural uses shall not be the subject of nuisance complaints. | Project Applicant | Riverside County Planning Department | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| (*Technical Appendix B*), all of the Project's impacts on Farmland still would be less than significant. The Project site's final LESA score is 28.1. Impacts to land that receives a LESA score between 0 and 39 are not considered significant under CEQA. Thus, the Project site is determined to have a relatively low value for agricultural production, indicating that the Project site does not contain any areas of important farmland types, and therefore, conversion of the Project site's "Farmland of Local Importance" and "Other Land" to non-agricultural use would be less than significant. Accordingly, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, and impacts would be less than significant.<br><br>Threshold b: Under existing conditions the Project site contains approximately 60.3 acres of lands zoned primarily for agricultural purposes. However, the Project site has not been used for agricultural production since at least 1990. Moreover, with approval of Change of Zone No. 2200062, the Project would not conflict with existing agricultural uses on site or with existing agricultural zoning on site, and impacts would therefore be less than significant. Although there are numerous parcels surrounding the Project site that also are zoned for A-1-1 uses, including lands that abut the Project site's boundary, none of the surrounding properties that are zoned for A-1-1 uses are currently being used for agricultural production. Moreover, the Project would be subject to compliance with Riverside County Ordinance No. 625, which would further ensure that Project-related impacts to surrounding agricultural uses would not occur. Accordingly, the Project would not conflict with existing agricultural uses on surrounding properties, and impacts would be less than significant. Additionally, the Project site is not subject to a | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Williamson Act contract and is not located within any County Agricultural Preserves, and there are no components of the proposed Project that have the potential to adversely affect agricultural operations at the nearest agricultural preserve/Williamson Act-contracted lands. As such, Project impacts to agricultural preserves and Williamson Act-contracted lands would be less than significant. | | | | | |
| Threshold c: Although the Project site occurs within 300 feet of agriculturally-zoned property, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. With mandatory compliance with Riverside County Ordinance No. 625, impacts due to the development of non-agricultural uses within 300 feet of agriculturally zoned property would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d: Assuming mandatory compliance with Riverside County Ordinance No. 625, there are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold e, f, and g: There are no forest lands in the Project vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur. | No Impact | | | | |
| **3. Air Quality** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: The proposed Project's construction-related air quality emissions would not exceed the SCAQMD regional thresholds or | Significant and unavoidable Impact | **MM 4.3-1** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. Additionally, a minimum | Project Applicant; Construction Contractors | Riverside County Building & Safety Department | Prior to issuance of grading permits resulting in more than 8 acres of |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| LSTs, and would not conflict with the SCAQMD AQMP. Additionally, the Project's long-term operational impacts due to LSTs also would be below the SCAQMD thresholds of significance. However, the Project's long-term emissions of $NO_X$ would exceed the SCAQMD regional thresholds. Additionally, due to the land use changes proposed as part of the Project, the Project would generate operational-source emissions not reflected within the current 2022 AQMP regional emissions inventory for the SCAB. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-8 would reduce the Project's long-term air quality emissions, but would not reduce the Project's long-term emissions of $NO_X$ to below the SCAQMD regional thresholds of significance. Additionally, the Project's proposed land uses are not consistent with the growth forecasts included in the 2022 SCAQMD AQMP. Thus, Project's direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2022 AQMP would represent a significant and unavoidable impact for which additional mitigation measures are not available.<br><br>Threshold b: Construction-related emissions associated with the Project would not exceed any of the SCAQMD regional thresholds. However, under long-term operating conditions, Project-related emissions of $NO_X$ would exceed the SCAQMD regional thresholds. The SCAB is designated as nonattainment for $O_3$, and VOCs and $NO_X$ are precursors to ozone formation. Thus, the Project's emissions of $NO_X$ would cumulatively contribute to a net increase of a criteria pollutant ($O_3$) for which the SCAB is considered nonattainment. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-7 would reduce the Project's long-term air quality emissions, although the exact reduction amount cannot be | Significant and unavoidable Impact | of one (1) 160 Kilowatt charging station for use by Class 8 heavy-duty EV trucks including additional charging stations shall be installed in the truck docking areas of the proposed warehouse building prior to final building inspection for the building. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motos of electric-powered trucks, the following shall be installed:<br>a. At Shell building permit, an electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks.<br>b. At issuance of a building permit for Tenant Improvements, if the tenant is served by electric trucks, the electrical panel and charging units shall be installed, and the electrical wiring connections shall be made from the electrical panel to the charging units. If the tenant is not served by electric trucks, this requirement shall not apply.<br><br>**MM 4.3-2** Prior to issuance of building permits for future uses on site, Riverside County shall verify that passenger car Electric Vehicle (EV) charging stations and designated carpool parking stalls will be accommodated. For the Project's proposed warehouse building, a minimum of 18 spaces with Electric Vehicle Charging Stations (EVCSs) shall be accommodated, in addition to a minimum of 54 Electric Vehicle (EV) capable parking spaces, inclusive of the American with Disabilities Act (ADA) EV Van spaces and ADA EV standard spaces required by Title 24. In addition, a minimum of two (2) Level 2 chargers and one (1) Level 1 charging unit shall be installed at the proposed warehouse building. Additionally, a minimum of eight (8) Level 2 EV chargers shall be installed at the proposed park site. The Riverside County Building & Safety Department shall verify that construction documents for the warehouse building require that the building be constructed with an adequately sized electrical panel(s) and conduit to accommodate the required number of charging stations, inclusive of future charging stations that may be installed at the EV capable spaces. | Project Applicant, Construction Contractors | Riverside County Building & Safety Department | simultaneous disturbance<br><br>Prior to approval of building permits that would allow for simultaneous architectural coatings at more than one of the Project's Plot Plan sites |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| quantified. However, the level of reductions associated with the required mitigation measures cannot be quantified due to limitation in the modeling software, such as the requirement that all future cold storage warehousing be equipped with electrical hookups to eliminate idling of main and auxiliary engines during the loading and unloading process. Thus, even with implementation of these mitigation measures and with compliance with the anticipated regulations implemented by the EPA and CARB to improve truck efficiency, the estimated long-term emissions generated under full buildout of the proposed Project still would exceed the SCAQMD's regional operational significance threshold for $NO_X$ and would cumulatively contribute to the nonattainment designations in the SCAB for $O_3$. Additionally, the predominance of the Project's operational-source emissions would be generated by passenger cars and trucks accessing the Project site. Neither the Project Applicant nor the County have regulatory authority to control tailpipe or consumer product emissions, and no feasible mitigation measures beyond the measures identified herein exist that would reduce Project operational-source $NO_X$ emissions to levels that are less than significant. Therefore, the proposed Project's operational emissions of $NO_X$ would represent a significant and unavoidable impact for which additional mitigation is not available. | | **MM 4.3-3** As a component of all future lease or sales agreements, the lease or sales document shall include a provision requiring all on-site mobile equipment used as part of building operations (including yard trucks, hostlers, yard goats, pallet jacks, forklifts) shall be required to be powered by electricity, and an appropriate numbers of charging stations for the on-site equipment shall be accommodated on site. | Project Applicant, Future Tenants | Riverside County Building & Safety Department | As a component of future lease or sales agreements and during long-term operations |
| | | **MM 4.3-4** In order to promote alternative fuels, and help support lower air pollutants associated with truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD's Carl Moyer Program, CARB's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP), and/or other such programs that promote truck retrofits or "clean" vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. Tenants shall be notified about the availability of: 1) alternatively fueled cargo handling equipment; 2) grant programs for diesel-fueled vehicle engine retrofit and/or replacement; 3) designated truck parking locations in the project vicinity; 4) access to alternative fueling stations proximate to the site that supply compressed natural gas; and 5) the United States Environmental Protection Agency's SmartWay program. | Project Applicant, Future Tenants | Riverside County Planning Department | During long-term operations |
| | | **MM 4.3-5** All future construction activities associated with the Project shall be subject to adherence with the Riverside County Board of Supervisors Policy F-3 ("Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses). The following provisions shall apply to all future construction activities on site:<br>a. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the Project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.<br>b. All excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be | Project Applicant, Construction Contractors | Riverside County Planning Department, Riverside County Building & Safety Department | During construction activities |
| Threshold c.: The Project's construction-related and long-term operational emissions would not exceed any of the SCAQMD LSTs, and impacts would be less than significant. In addition, the Project, even when considered in the context of cumulative developments, would not produce the level of traffic volumes necessary to create a CO "hot spot"; thus, impacts due to CO "hot spots" would be less than significant. In | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| addition, construction and operational-related activities associated with the Project would not expose nearby sensitive receptors to cancer or non-cancer health risks exceeding the SCAQMD thresholds of significance of 10 in one million or 1.0, respectively, and impacts would be less than significant.<br><br>Threshold d.: The Project does not propose land uses typically associated with emitting objectionable odors. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required. | Less-than-Significant Impact | CARB Tier 3 Certified engines or better.<br>c. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.<br>d. Construction contractors shall utilize construction equipment, with properly operation and maintained mufflers, consistent with manufacturers' standards.<br>e. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.<br>f. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.<br>g. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board Regulations.<br>h. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items listed above, shall be kept onsite and furnished to the County upon request.<br>i. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.<br><br>Project contractors shall be required to ensure compliance with these requirements and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These requirements also shall be specified in bid documents issued to prospective construction contractors.<br><br>**MM 4.3-6** All future operations on site shall adhere to the germane policy provisions in the Riverside County Board of Supervisors Policy F-3 ("Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses). Applicable requirements of Policy F-3 shall be specified in future lease agreements with all future tenants, and future tenants shall be required to permit periodic inspection by Riverside County to ensure compliance. Applicable feasible provisions of the Good Neighbor Policy that would serve | Project Applicant, Future Tenants | Riverside County Planning Department, Riverside County Building & Safety Department | During long-term operations |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | to measurably reduce Project-related operational emissions include, but are not limited to, the following:<br><br>a. Warehouse/distribution facilities greater than 250,000 square feet shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on-site queuing for trucks that is away from sensitive receptors. The general queuing and spill-over of trucks onto surrounding public streets shall be prevented. Commercial trucks shall not be parked in the public road right-of-way or nearby residential areas.<br>b. Sites shall clearly mark entry and exit points for trucks and service vehicles.<br>c. Sites shall be densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees. Facility operators will be responsible to establish a long-term maintenance mechanism to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan.<br>d. Facility operators shall maintain records of their fleet equipment and ensure that all diesel-fueled Medium-Heavy Trucks ("MHDT") and Heavy-Heavy Duty Trucks ("HHD") accessing the site use year CARB 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.<br>e. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks that do not include Transport Refrigeration Units (TRUs) to restrict idling to no more than three minutes; 3) instructions for drivers of diesel trucks that include TRUs to restrict idling to a maximum of 30 minutes; and 4) telephone numbers of the building facilities manager and CARB to report violations.<br>f. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | idling of trucks.<br>g. Signs shall be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services.<br>h. Each tenant shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information shall be provided to the County and updated annually, and signs shall be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. The Compliance Officer also shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.<br>i. Signs shall be posted in the appropriate locations heavy truck drivers to park and perform any maintenance of trucks in designated on-site areas and not within the surrounding community or on public streets.<br>j. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.<br><br>Regardless as to whether they are listed above in Mitigation Measure MM 4.3-6, the Project shall comply with all other applicable provisions of Board of Supervisors' Policy F-3. | | | |
| | | **MM 4.3-7** As a component of all future lease or sales agreements, the lease or sales document shall include a provision requiring all building tenants to utilize electric equipment for landscape maintenance to the extent feasible. | Project Applicant, Future Tenants | Riverside County Building & Safety Department | As part of future lease or sales agreements |
| | | **MM 4.3-8** Prior to issuance of building permits, Riverside County shall ensure that the building plans include a note requiring the posting of signage directing all Project-related truck traffic to utilize Seaton Avenue and Cajalco Road/Cajalco Expressway to access the Interstate 215 freeway. Prior to final building inspection, the County shall verify that the required signage has been posted. The requirement to utilize Seaton Avenue and Cajalco Road/Cajalco | Project Applicant | Riverside County Building & Safety Department | Prior to issuance of building permits and prior to final building inspection |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | Expressway to access these facilities also shall be specified in future lease or sales agreements issued to prospective tenants. | | | |
| **4. Biological Resources** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: The proposed Project would not conflict with the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), with the mandatory payment of fees pursuant to Riverside County Ordinance No. 663. The Project would not result in a conflict with the MSHCP Reserve Assembly requirements. Although the Project would not result in impacts to vernal pools, the Project would result in impacts to 0.05-acre of MSHCP riverine areas regulated by MSHCP Section 6.1.2; thus, prior to mitigation, Project impacts to 0.05-acre of MSHCP riverine areas would represent a significant impact on a direct and cumulatively-considerable basis for which mitigation would be required. The Project site is not located within a NEPSSA area, and therefore the Project has no potential to result in impacts due to a conflict with MSHCP Section 6.1.3. The Project's indirect impacts associated with drainage, toxics, lighting, invasive species, noise, and grading/land development would be less than significant and would not conflict with the MSHCP UWIG, the Project has the potential to conflict with MSHCP UWIG provisions related to barriers; accordingly, Project impacts due to a conflict with MSHCP Section 6.1.4 would be significant on both a direct and cumulatively-considerable basis prior to mitigation. Although the Project site does not occur within a CAPSSA or a special species survey area for amphibians or mammals, and although focused surveys conducted for the proposed Project during the 2023 breeding season determined that the burrowing owl is absent from the Study Area, the Project site has the potential to become occupied by burrowing owls prior to site grading and development. Project impacts to the burrowing owl represent a potential conflict with MSHCP Section 6.3.2, and as such prior to mitigation Project impacts | Less than Significant with Mitigation Incorporated | **MM 4.4-1** Prior to final grading inspection for the proposed public park site, a conservation easement shall be recorded over the 0.23-acre of preserved riparian/riverine habitat on site in addition to a 1.77-acre upland buffer area, providing for the permanent conservation of approximately 2.00 acres of the Project site.<br><br>In addition, prior to issuance of grading permits affecting the southern 14.93 acres of the Project site that are proposed for development with a public park, the Project Applicant shall compensate for permanent impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources in accordance with the Project's Determination of Biologically Equivalent or Superior Preservation (DBESP), dated March 2025. The Project's DBESP requires the purchase of re-establishment and/or establishment mitigation credits through the Riverpark Mitigation Bank and/or other approved mitigation bank consisting of re-establishment and/or establishment credits at a 1:1 ratio. However, if no re-establishment and/or establishment credits are available, then impacts to 0.05-acre of riverine habitat shall instead be mitigated through the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that mitigation credits are purchased, the Project Applicant shall provide Riverside County with proof of purchase prior to issuance of a grading permit.<br><br>In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation banks, then impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre (350 linear feet) of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources shall be mitigated through the management (removal of non-native woody plant species) of 0.23-acre of the riparian/riverine habitat that would be located within the on-site conservation easement, as this habitat currently supports invasive plant species that undermine the quality of the existing riparian/riverine habitat. The required 2.00-acre conservation easement area shall include the existing streambed, which is located at a topographic low spot on the property, and the | Project Applicant, Project Biologist | Riverside County Planning Department, Riverside County Environmental Programs Department (EPD), Regional Conservation Authority (RCA), USFWS, RWQCB, and CDFW | Prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) and as required by the HMMRP (if prepared) |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| to the burrowing owl would be significant on both a direct and cumulatively-considerable basis. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would ensure that the Project would be fully consistent with all applicable MSHCP requirements, and impacts would be reduced to below a level of significance. Implementation of Mitigation Measure 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riverine areas would be mitigated either through the purchase of re-establishment and/or establishment mitigation credits through the Riverpark Mitigation Bank and/or other approved mitigation bank at a 1:1 ratio, or the purchase of rehabilitation credits at a minimum 2:1 ratio. In the event that no mitigation credits are available at the Riverpark Mitigation Bank or other approved mitigation bank, then Project impacts to 0.05-acre of MSHCP riverine areas would be mitigated through the preparation and implementation of a Habitat Mitigation Monitoring and Reporting Program (HMMRP) that would require management and enhancement to remove non-native woody plant species within the 0.23-acre of riparian/riverine habitat that would be located within the on-site conservation easement. With implementation of the required mitigation, the Project would be consistent with Volume I, Section 6.1.2 of the MSHCP, and impacts would be reduced to less-than-significant levels. Implementation of Mitigation Measure MM 4.4-2 would ensure that measures are incorporated into the Project's construction phase to preclude significant construction-related nighttime lighting impacts affecting potential future conservation areas near the proposed on-site public park, and would reduce the Project's potential conflict with Section 6.1.4 of the MSHCP to less-than-significant levels. Implementation of Mitigation Measure 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and also requires preparation and implementation of a Burrowing Owl Management Plan (if required), in accordance with MSHCP Objective 6 for the | | immediate surrounding habitat which consists of rocky outcrops and disturbed Riversidean sage scrub habitat. Further, the DBESP requires preparation of a Habitat Mitigation Monitoring and Reporting Program (HMMRP) to describe the activities required to implement and maintain the mitigation required to compensate for permanent impacts to 0.05-acre of the on-site drainage features. If the on-site enhancement option is selected, the DBESP shall be updated through an addendum submitted prior to grading permit issuance. The addendum shall include the required HMMRP, maps of the mitigation area, conservation easement provisions, and long-term funding commitments, in accordance with the MSHCP and applicable agency requirements. Prior to the issuance of grading permits for the public park site, the required HMMRP shall be subject to review and approval by the Riverside County Environmental Programs Department (EPD), the Western Riverside Conservation Agency (RCA), the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFW), and the Santa Ana Regional Water Quality Control Board (RWQCB). As part of the required HMMRP, and also prior to issuance of grading permits, the Project Applicant shall establish a non-wasting endowment for the long-term management of the conservation easement, where management would occur beyond the requirements described in MSHCP Chapter 5, Management and Monitoring. Prior to issuance of grading permits, Riverside County shall review the approved HMMRP to ensure that all Project Applicant responsibilities as identified by the HMMRP have been or would be completed to the satisfaction of EPD, RCA, USFWS, CDFW, and/or RWQCB.<br><br>**MM 4.4-2** In the event that nighttime construction is proposed as part of future building permits, then prior to commencement of nighttime construction activities, the Property Owner/Developer shall provide evidence to the County that the Contractor Specifications require that any temporary nighttime lighting installed during construction shall be downward facing and hooded or shielded to prevent security light from spilling outside the staging area or from directly broadcasting security light into the sky, onto adjacent residential properties, or into potential future open space areas that may be located near the proposed public park site. Project contractors shall be required to permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. | Project Applicant, Project Biologist | Riverside County Planning Department, EPD | Prior to issuance of building permits authorizing nighttime construction activities and during nighttime construction activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| burrowing owl. With implementation of the required mitigation, Project impacts to the burrowing owl would be reduced to below a level of significance, thereby ensuring Project consistency with MSHCP Section 6.3.2.<br><br>Threshold b and c: No special-status plants were detected within the Study Area. As such, the proposed Project would not impact special-status plants, and no impact would occur. Project impacts to western spadefoot, California glossy snake, coastal whiptail, coast horned-lizard, coast patch-nosed snake, Belding's orange-throat whiptail, red-diamond rattlesnake, Cooper's hawk, northern harrier, white-tailed kite, California horned lark, Lawrence's goldfinch, loggerhead shrike, Southern California rufous-crowned sparrow, and one small mammal (Stephens' kangaroo rat) and two bat species (western mastiff bat and western yellow bat) would be less than significant with mandatory compliance with the MSHCP and payment of MSHCP development fees pursuant to Riverside County Ordinance No. 810. The Study Area was determined not to have potential to support Crotch's bumblebee, and as such the Project would not result in impacts to Crotch's bumblebee. Although focused surveys conducted for the proposed Project determined that the burrowing owl is absent from the Study Area, there is nonetheless a potential for the site to become occupied with burrowing owls prior to construction activities; thus, Project impacts to the burrowing owl are evaluated as a potentially significant impact for which mitigation, in the form of pre-construction burrowing owl surveys, would be required. Additionally, in the event that grading activities are proposed during the nesting season (February 1 to August 31), the Project has the potential to result in impacts to nesting birds and raptors, including the Cooper's hawk, red-tailed hawk, and kestrel, if any individuals establish nests prior to the commencement of grading and ground-disturbing activities at the site; thus, prior to mitigation Project impacts to nesting birds and raptors would be significant | Less than Significant with Mitigation Incorporated | **MM 4.4-3** In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance or discing, the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.<br><br>• Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. If burrowing owls are detected on-site during the pre-construction survey, the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA and Wildlife Agencies (i.e., CDFW and/or USFWS).<br><br>• Burrowing Owl Management Plan: In the event that burrowing owl is determined to be present, or in the event that an assumption is made that the burrowing owl occurs on-site, a burrowing owl management plan shall be prepared and implemented in coordination with the Western Riverside County Regional Conservation Authority (RCA) and CDFW that shall detail the relocation of owls from the Project site, passively and/or actively. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall instead be implemented.<br><br>A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the County of Riverside Planning Department for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and/or ground disturbance activities.<br><br>**MM 4.4-4** Prior to the issuance of grading permits, Riverside County shall ensure that the following note is included on the Project's grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to | Project Applicant, Project Biologist<br><br>Project Applicant, Project Construction Contractors | Riverside County Planning Department, EPD, RWQCB, and CDFW<br><br>Riverside County Planning Department and EPD | Prior to issuance of building permits and within 30 days of commencement of grading activities<br><br>Prior to issuance of grading permits |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| on both a direct and cumulatively-considerable basis. In the event that Project construction activities occur during the nesting season for birds and raptors (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds and raptors prior to commencement of construction activities, and further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project impacts to nesting birds and raptors to below a level of significance. In addition, Implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, and requires preparation and implementation of a Burrowing Owl Management Plan (if required), thereby ensuring that Project impacts to burrowing owl would be reduced to less-than-significant levels.<br><br>Threshold d.: The proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species. There are no identified MSHCP wildlife Linkages (including existing or proposed MSHCP Linkages or Constrained Linkages) within the Project area. The Project would not impede the use of native wildlife nursery sites, as the Project's proposed development footprint does not support any colonial breeding groups that would be considered as a native wildlife nursery site. However, the Project has the potential to result in impacts to nesting birds and raptors during the nesting season (February 1 to August 31), including migratory birds. Accordingly, Project impacts to nesting birds during the nesting season represents a significant impact for which mitigation would be required. In the event that Project construction activities occur during the nesting season for birds (February 1 to August 31), Mitigation Measure MM 4.4-4 would ensure pre-construction surveys are conducted for nesting birds prior to commencement of construction activities, and | Less than Significant with Mitigation Incorporated | confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.<br><br>*"Vegetation clearing shall be conducted outside of the bird nesting season (February 1 to September 15) to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish appropriate buffers around the vegetation (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The biologist shall review and verify compliance with these nesting boundaries and shall verify the nesting effort has finished. Work may resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to Riverside County for mitigation monitoring compliance record keeping. If vegetation removal is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds."*<br><br>RR 4.4-1: The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.<br>• Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee*. | Project Applicant, Project Biologist | Riverside County Planning Department, EPD, RWQCB, and CDFW | As specified by Regulatory Requirement RR 4.4-1 |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| further would ensure appropriate avoidance of any active nests that may be identified. Implementation of the required mitigation would reduce Project impacts to nesting migratory birds to below a level of significance.<br><br>Threshold e.: Implementation of the Project would result in permanent impacts to 50.27 acres of disturbed/developed habitats, 28.71 acres of impacts to non-native grassland, 1.12 acres of impact to ornamental vegetation, and 2.66 acres of disturbed Riversidean sage scrub. None of the vegetation communities identified on site or within the Project's off-site improvement areas are considered sensitive. With mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810, Project impacts to vegetation communities would be less than significant. In addition, the Project would result in impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources, which represents a significant impact for which mitigation would be required. Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre of MSHCP riverine areas would be mitigated through the purchase of re-establishment and/or establishment credits at a 1:1 ratio from the Riverpark Mitigation Bank or other approved mitigation bank, through the purchase of rehabilitation credits at a minimum 2:1 ratio at the Riverpark Mitigation Bank or other approved mitigation bank, or through the management of (removal of non-native woody plant species) of 0.23-acre of the riparian/riverine habitat6 that would be located within the on-site conservation easement area. Implementation of the required mitigation would reduce the Project's impacts to 0.05-acre (350 linear feet) of RWQCB jurisdiction, 0.05-acre of CDFW jurisdiction, and 0.05-acre of MSHCP Section 6.1.2 Riparian/Riverine resources to less-than-significant levels.<br><br>Threshold f: The Project site does not contain any State- or federally-protected wetlands; | Less than Significant with Mitigation Incorporated<br><br>Less than Significant with Mitigation | • Prior to issuance of grading permits, the Project Applicant shall make payment of fees pursuant to the Stephen's Kangaroo Rat Habitat Conservation Plan and Riverside County Ordinance No. 663, *Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees*.<br>• Prior to issuance of grading permits affecting waters of the State, which include impacts to 0.05-acre (350 liner feet) of Santa Ana Regional Water Quality Control Board (RWQCB) jurisdiction and 0.05-acre (350 linear feet) of California Department of Fish and Wildlife (CDFW) jurisdiction within the proposed public park site, the Project Applicant shall secure appropriate regulatory permits and agreements from the CDFW and the RWQCB, which are expected to include a Waste Discharge Requirement (WDR) issued by the RWQCB and a Lake and Streambed Alteration Agreement (CFGC Section 1602 Permit) issued by CDFW. Copies of these permits and agreements shall be provided to the Riverside County Environmental Programs Department and Planning Department before grading occurs within State jurisdictional waters that are present within the public park site.<br>• The Project is required to comply with Riverside County Ordinance No. 655, which sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 63.9 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low-pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655.<br>• The Project is required to comply with Riverside County Ordinance No. 915, which provides minimum requirements for outdoor lighting to reduce light trespass. Ordinance No. 915 provides regulations for adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| therefore, no impacts to State- or federally-protected wetlands would occur with implementation of the Project. However, the Project would result in impacts to 0.05-acre (350 liner feet) of areas subject to RWQCB jurisdiction, and would result in impacts to 0.05-acre (350 linear feet) of areas subject to CDFW jurisdiction. Accordingly, prior to mitigation, Project impacts to 0.05-acre (350 liner feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdictional areas represents a significant impact of the Project for which mitigation would be required. Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.05-acre (350 liner feet) of RWQCB jurisdictional areas and 0.05-acre (350 linear feet) of CDFW jurisdiction are mitigated at a minimum 3:1 ratio through the purchase of mitigation credits from the Riverpark Mitigation Bank and/or other approved mitigation bank (i.e., Skunk Hollow), or through on-site management of the 0.23-acre of riparian/riverine resources within the proposed on-site conservation area. Implementation of the required mitigation would reduce the Project's impacts to 0.05-acre of RWQCB jurisdiction and 0.05-acre of CDFW jurisdiction to less-than-significant levels. | Incorporated | installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life. | | | |
| Threshold g: Aside from the SKR HCP and MSHCP, which are addressed under the analysis of Threshold a., the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). However, the Project site does not contain any oak trees subject to the Riverside County Oak Tree Management Guidelines. Additionally, the Project site does not occur at an elevation exceeding 5,000 feet amsl; thus, Riverside County Ordinance No. 559 is not applicable to the proposed Project. Therefore, and aside from potential impacts due to a conflict with the MSHCP (as addressed under | No Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| the analysis of Threshold a.), the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur. | | | | | |
| **5. Cultural Resources** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a. and b.: Five historic-period built-environment resources were identified at the Project site. One of these resources, the Colorado River Aqueduct (CA-RIV-6426H), was previously determined eligible for listing on the NRHP and CRHR under Criteria 1/A and 2/B. However, within the proposed Project site, Colorado River Aqueduct is underground and no historic surface elements or character-defining features were apparent. Thus, it is not anticipated that the Colorado River Aqueduct would be impacted by the proposed Project. The four remaining historic built-environment resources consist of residential properties of which none meet the CEQA or CRHR definitions for historical resources. However, there is a potential for previously-undiscovered historical resources to occur on the site surface or beneath the surface of areas planned for physical impact (i.e., grading) as part of the Project. Potential impacts to previously-undiscovered historical resources on site or within the off-site improvement areas would be significant on both a direct and cumulatively-considerable basis prior to mitigation. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-3 and Mitigation Measures MM 4.5-6 through MM 4.5-8 would ensure that any historical resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated, including if necessary curation of the historical artifact(s) at the Western Science Center in Hemet or as directed by the County | Less-than-Significant with Mitigation Incorporated | **MM 4.5-1 Native American Monitor:** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s) required pursuant to Mitigation Measure MM 4.5-2, the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.<br><br>**MM 4.5-2 Project Archaeologist:** Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural, and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this mitigation measure. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities | Project Applicant/Project Archaeologist<br><br>Project Applicant/Project Archaeologist | County Archaeologist<br><br>County Archaeologist | During ground-disturbing activities and in the event that cultural resources are uncovered<br><br>During ground-disturbing activities and in the event that cultural resources are uncovered |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Archaeologist. Implementation of the required mitigation would ensure that any potential impacts to subsurface historical sites or resources would be reduced to less-than-significant levels.<br><br>Threshold c. and d.: The Phase I CRA identified seven cultural resources in the Project area including two archaeological sites – a prehistoric bedrock milling site (CA-RIV-8681) and a prehistoric milling site with associated historic-era refuse (CA-RIV-8683/H). Based on the results of the Phase II CRA (Technical Appendix E2), the bedrock milling features within the sites and surrounding area fit into a larger theme of prehistoric archaeological sites that have been heavily impacted by historical and modern processes combined with natural environmental factors, both of which have further deteriorated the integrity of these sites. The testing indicated that there are no subsurface deposits or subsurface components at either site. Combined with the poor surface condition, the sites do not maintain the potential of providing greater insights into patterns of subsistence and settlement within the sites or within the region. As such, Chronicle concluded that sites CA-RIV-8681 and at CA-RIV-8683/H are not eligible for listing in the CRHR under Criteria 1, 2, 3, or 4. As such, although the Project would result in physical impacts at sites CA-RIV-8681 and at CA-RIV-8683/H, because these resources are not considered to comprise significant archaeological or historical resources pursuant to the criteria listed in Section 15064.5 of the State CEQA Guidelines, Project impacts to sites CA-RIV-8681 and at CA-RIV-8683/H would be less than significant requiring no mitigation. Notwithstanding, given the presence of previously-identified archaeological resources within the Project vicinity, including within the Project site, there is a potential for the Project site or off-site improvement areas to contain | Less-than-Significant with Mitigation Incorporated | are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. The Project Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.<br><br>**MM 4.5-3 Pre-Grading Meeting**. Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence to Riverside County that the construction site supervisors and crew members involved with grading operations are trained during a mandatory pre-grading meeting by the Project Archaeologist and Native American Monitor to recognize archaeological or historical resources should such resources be unearthed during ground-disturbing construction activities. Training shall include a brief review of cultural sensitivity of the Project and surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols as determined by the County-approved Project Archaeologist. If a suspected archaeological or historical resource is identified on the property, the construction supervisor shall be required by contract to immediately halt and redirect grading operations in a 60-foot radius around the find and seek identification and evaluation of the suspected resource by the Project Archaeologist. This requirement shall be noted on all grading plans and the construction contractor shall be obligated to comply with the note. The Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.<br><br>**MM 4.5-4 Monitoring during Grading**. During the original cutting of previously-undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Project Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and | Project Applicant/Project Archaeologist<br><br>Project Applicant/Project Archaeologist | County Archaeologist<br><br>County Archaeologist | Prior to issuance of a grading permit<br><br>During ground-disturbing activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| unidentified surface or subsurface archaeological resources. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-8 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor.<br><br>Threshold e.: The Project site and off-site improvement areas do not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation. In the event that human remains are discovered during construction activities, Mitigation Measure MM 4.5-9 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with Mitigation Measure MM 4.5-9, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. | Less-than-Significant with Mitigation Incorporated | abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.<br><br>**MM 4.5-5 Sites P-33-016534 and P-33-016536 Feature Avoidance or Relocation:** In the event that Sites P-33-016534 and P-33-016536 cannot be avoided through redesign of areas planned for grading within the southern portions of the Project site proposed for public park uses, then prior to grading permit issuance, the Project Applicant, Project Archaeologist, and Tribal representative shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. Controlled Grading- The bedrock milling features at cultural site(s) P-33- 016534 and P-33-016536 will be impacted during construction activities and the soils surrounding them will be disturbed. To address controlled grading in this area, a plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.<br><br>**MM 4.5-6 Unanticipated Discoveries**. In the event that previously unidentified archaeological or historical resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation within 100 feet of the area of discovery to allow for the evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the Lead Agency (Riverside County) at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist and Native American Monitor, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For | Project Applicant/ Construction Contractor/Project Archaeologist<br><br>Project Applicant/ Construction Contractor/Project Archaeologist | County Archaeologist<br><br>County Archaeologist | During ground-disturbing activities<br><br>During ground-disturbing activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist in consultation with the Native American Monitor and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding.<br><br>**MM 4.5-7 Artifact Disposition**: Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.<br>a. Historical Resources: All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago) shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources-<br>b. Prehistoric Resources: For any prehistoric resources on site that are proposed to be preserved or relocated, one of the following treatments shall be applied.<br>i. Reburial of the resources on the Project site: | Project Applicant/Project Archaeologist/Native American Monitor | County Archaeologist | Prior to Grading Permit final inspection and during ground-disturbing activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | The measures for reburial shall include, at least, the following: (a) Measures to protect the reburial area from any future impacts; (b) Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded; (c) Any reburial processes shall be culturally appropriate; (d) Listing of contents and location of the reburial shall be included in the confidential Phase IV Report; and (e) The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.<br>ii. If reburial is not agreed upon: If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.<br><br>**MM 4.5-8 Phase IV Monitoring Report**: Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of | Project Applicant/Project Archaeologist/Native American Monitor | County Archaeologist | Prior to Grading Permit Final Inspection |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | Work posted on the TLMA website. The report shall include (at a minimum) the following: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated Department of Parks and Recreation Primary and Archaeological Site Forms for any new resources identified, and all sites affected by the development; final disposition of the resources including GPS data; artifact catalog; and any additional recommendations as may be determined by Riverside County. A final copy shall be submitted to the Riverside County Planning Department, the Project Applicant, the Eastern Information Center, and the affected Tribe (if Native American resources are uncovered).<br><br>**MM 4.5-9 Human Remains**: In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The County Coroner shall determine that no investigation of the cause of death is required and determine if the remains are of Native American origin. In the event that the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. If the NAHC is unable to identify a Most Likely Descendant, or if the Most Likely Descendant failed to make a recommendation within 48 hours after being notified by the NAHC, or the Project Applicant rejects the recommendation of the Most Likely Descendent, the Project Applicant shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further ground disturbance. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County upon the | Project Applicant/Project Archaeologist/Native American Monitor | County Archaeologist | During ground-disturbing activities, and in the event that human remains are discovered |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | completion of a treatment plan and final report detailing the significance and treatment finding. | | | |
| **6. Energy** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation.<br><br>Threshold b: Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other warehouse projects of similar scale and intensity that are operating in California, as the Project would be subject to current regulatory requirements. Based on the analysis presented herein, the Project would not conflict with or obstruct a federal or State plan for renewable energy or energy efficiency, and impacts would be less than significant. | Less-than-Significant Impact<br><br>Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |
| **7. Geology and Soils** | | | | | |
| **Summary of Impacts** | | | | | |
| Thresholds a. and c.: The potential for surface fault rupture to occur at the site is considered low. Impacts due to rupture of a known earthquake would therefore be less than significant. However, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. Thus, a significant | Less than Significant with Mitigation Incorporated | **MM 4.7-1** Prior to issuance of grading or building permits, the Project Applicant shall have prepared an updated Geotechnical Investigation that addresses the site-specific design included as part of the grading and building permits. The Riverside County Building and Safety Department shall verify that all of the recommendations provided in the future-required Geotechnical Investigation are incorporated into the Project's grading and building plans and implemented by the construction contractors in order to reduce the Project's potential impacts due to strong seismic ground shaking, lateral spreading, collapse hazards, | Project Applicant, Construction Contractors | Riverside County Building and Safety Department | Prior to issuance of grading or building permits |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| impact could occur if the Project did not comply with the site-specific recommendations of the Project's Geotechnical Investigation. Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigation(s) required as part of future grading and building permits, which in turn would ensure measures are implemented to address potential impacts due to the exposure of people or structures to adverse effects, including loss, injury, or death as a result of strong seismic ground shaking. Implementation of the required mitigation would ensure that impacts are reduced to less-than-significant levels. | | subsidence hazards, and slopes taller than 10 feet in height. Recommendations related to grading and building construction typically include but are not limited to: a) Seismic Design Considerations; b) Geotechnical Design Considerations; c) Site Grading Recommendations; d) Construction Considerations; e) Foundation Design and Construction; f) Floor Slab Design and Construction; g) Retaining Wall Design and Construction; and h) Pavement Design Parameters. | | | |
| Threshold b.: No Impact. The Project site is located within a zone of "low to moderate" liquefaction susceptibility. The subsurface exploration performed at the site identified conditions that are considered to be non-conducive to liquefaction. Accordingly, the Project would not be subject to seismic-related ground failure, including liquefaction, and no impact would occur. | No Impact | | | | |
| Threshold d: Although hillsides occur to the west, south, and east of the Project site, these existing hill forms exhibit an extensive amount of rock outcroppings, indicating a low hazard due to landslides; thus, impacts due to landslide hazards would be less than significant. Due to the low probability of liquefaction to occur on site, the potential for lateral spreading is also considered low. Nonetheless, impacts could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future-required geotechnical studies. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be | Less than Significant with Mitigation Incorporated | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| required. Additionally, impacts due to collapse hazards could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future geotechnical studies that would be required in association with Project grading and building permits. Impacts due to rockfall hazards would be less than significant. Implementation of Mitigation Measure MM 4.7-1 would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigation(s) required as part of future grading and building permits, which in turn would ensure measures are implemented to address potential impacts due to lateral spreading and collapse hazards. | | | | | |
| Threshold e: Subsidence at the Project site following development is estimated to be approximately 0.1 feet. Accordingly, a significant impact could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future geotechnical studies that would be required in association with Project grading and building permits. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. Implementation of Mitigation Measure **MM 4.7-1** would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigations required as part of future grading and building permits, which in turn would ensure measures are implemented to address potential impacts due to subsidence hazards. Implementation of the required mitigation would ensure that impacts are reduced to less-than-significant levels. | Less than Significant with Mitigation Incorporated | | | | |
| Threshold f: There are no volcanoes in the | Less-than-Significant | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Project region; thus, no impacts due to volcanic hazards would occur. Due to the lack of an on-site body of water or other bodies of water within close proximity to the site that have the potential to result in site inundation, the potential for the Project site to be impacted by seiches is considered low. As such, impacts due to seiches would be less than significant. Additionally, although several existing hill forms occur to the southeast and southwest of the Project site, these hill forms exhibit substantial amounts of rock outcroppings, thereby indicating that the chance of mudflow hazards is low. Accordingly, impacts due to mudflow hazards would be less than significant. | Impact | | | | |
| Threshold g.: Less-than-Significant Impact. The Project site would be graded in a manner that generally approximates the site's existing topographic conditions. Although the Project would require a substantial amount of grading, the proposed grading still would maintain the overall topographic character of the Project site, and there would be no major changes to drainage patterns on either portion of the Project site. Grading proposed as part of the Project has been designed to provide for proper site drainage and sewer flows, and would not substantially change the topography of the Project site as compared to existing conditions. Accordingly, the Project would not substantially change the site's topography or ground surface relief features, and impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold h: Although the Project does not include any slopes steeper than 2:1 (horizontal:vertical), several proposed slopes within the northern portions of the Project site would exceed a height of 10 feet. A potentially significant impact would occur due to the proposed slopes higher than 10 feet if future implementing projects were to fail to | Less than Significant with Mitigation Incorporated | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| incorporate the recommendations of the Project's geotechnical study or the future geotechnical evaluations required in association with grading permits. Implementation of Mitigation Measure **MM 4.7-1** would ensure that the Project's design professionals and construction contractors implement the recommendations of the geotechnical investigations required as part of future grading and building permits. Implementation of the required mitigation would ensure that impacts due to slopes that exceed 10 feet in height are reduced to less-than-significant levels. | | | | | |
| **8. Greenhouse Gas Emissions** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a: The Project would emit approximately 12,477.48 $MTCO_2e$ per year; thus, the proposed Project would exceed the County's CAP Update screening threshold of 3,000 $MTCO_2e$ per year. Accordingly, prior to mitigation, Project-related GHG emissions would have the potential to result in a significant cumulatively-considerable impact on the environment. Measure MM 4.8-1 would ensure that the proposed Project is fully consistent with the Riverside County CAP Update (November 2019) by requiring the Project Applicant to demonstrate that implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables. Thus, with implementation of Mitigation Measure MM 4.8-1 requiring compliance with the CAP Update screening tables, Project impacts due to GHG emissions would be reduced to below a level of significance. | Less than Significant with Mitigation Incorporated | **MM 4.8-1** Prior to issuance of building permits, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Appendix 3.3 of the Project's Greenhouse Gas Assessment (GHGA), which is appended to this EIR as *Technical Appendix H*. The conceptual measures may be replaced with other measures as listed in the CAP Screening Tables (Appendix D to the CAP Update), as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the Riverside County CAP Update.<br><br>**MM 4.8-2** In order to demonstrate compliance with Riverside County Climate Action Plan Update Measure R2-CE1, prior to issuance of building permits for the proposed warehouse building, the Riverside County Building & Safety Department shall review the building permit application materials to ensure that the plans require the provision of the minimum number of solar panels on the roof of the proposed warehouse building as necessary to generate 0.5 Megawatts of power. The plans shall be accompanied by calculations demonstrating that the number of solar panels depicted on the plans are sufficient to generate the required 0.5 Megawatts. In addition, prior to issuance of building permits for the proposed recreational building within the park site, the Riverside County Building & Safety Department shall review the building permit | Project Applicant<br><br>Project Applicant | Riverside County Planning Department<br><br>Riverside County Planning Department, Building & Safety Department | Prior to issuance of building permits<br><br>Prior to issuance of building permits |
| Threshold b: The Project has the potential (prior to mitigation) to conflict with the Riverside County CAP Update, which also represents a potential conflict with the CARB 2022 Scoping | Less than Significant with Mitigation Incorporated | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Plan. This is considered a significant direct and cumulatively-considerable impact of the proposed Project. With implementation of Mitigation Measure MM 4.8-1, the Project would be fully consistent with the 2019 CAP Update, which in turn also would ensure Project consistency with the CARB 2022 Scoping Plan. The Project would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with implementation of the required mitigation, Project impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels. | | application materials to ensure that the maximum number of solar panels have been accommodated on the roof of the proposed recreational building, given applicable Building Code requirements, clearance requirements around skylights and roof-mounted equipment, SCE interconnection regulations, transformer capacity, and other applicable code compliance constraints. Prior to final building inspection for the warehouse building and recreational building, the Riverside County Building & Safety Department shall ensure that the required solar panels have been installed and are operational. | | | |
| **9. Hazards and Hazardous Materials** | | | | | |
| **Summary of Impacts** | | | | | |
| Thresholds a and b: Based on the Project's Phase I ESA (*Technical Appendix I*), the Project site does not contain any RECs. With respect to construction activities, the Project would be subject to compliance with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the EPA and DTSC, as well as the Santa Ana RWQCB pertaining to water quality. With mandatory compliance with applicable hazardous materials regulations, the Project would result in less-than-significant impacts due to the creation of a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, with mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651, potential hazardous materials impacts associated with long-term operation of the Project are determined to be less than | Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| significant and mitigation is not required. | | | | | |
| Threshold c: The proposed Project would be required to comply with all applicable provisions of County policies and ordinances related to public safety, including but not limited to Ordinance No. 457, which establishes the County's building and fire protection regulations and includes measures requiring the provision of adequate emergency access and other measures to address fire hazard safety. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. There are no components of the proposed Project with the potential to conflict with the County's LHMP. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impact would occur. | No Impact | | | | |
| Threshold d: Although there are no public schools within 0.25-mile of the Project site, a church that provides religious and educational services (Perris Spanish Seventh-Day Adventist) is located approximately 0.2-mile north of the Project site. However, impacts would be less than significant with compliance with applicable federal, State, and local regulations. Although impacts would be less than significant, the Project would be conditioned to prepare a Hazardous Materials Business Emergency Plan (HMBEP) for future implementing uses, if required by law. | Less-than-Significant Impact | | | | |
| Threshold e: Based on the results of the Project's Phase I ESA (*Technical Appendices I*) and a review of Cortese List Data Resources available from CalEPA, the Project site is not located on any list of hazardous materials sites complied pursuant to Government Code Section 65962.5. Accordingly, no impact would occur. | No Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Threshold f., g., and h.: As indicated under the analysis of Thresholds f., g., and h., the Project was reviewed by the RCALUC, which found that the Project would be fully consistent with the March ARB ALUCP. As such, the Project would result in less-than-significant impacts due to a conflict with the MARB ALUCP. | Less-than-Significant Impact | | | | |
| Threshold i.: There are no private airstrips in the Project vicinity. The nearest private airport facility is Perris Valley Airport, located approximately 4.9 miles southeast of the Project site. However, according to the Riverside County ALUCP policy document, the Project site is not located within the AIA for the Perris Valley Airport, and also is not identified as being located within any of the Compatibility Zones for the Perris Valley Airport. As such, the Project would not result in a safety hazard for people residing or working in the Project area associated with private airports or heliports, and no impact would occur. | No Impact | | | | |
| **10. Hydrology and Water Quality** | | | | | |
| **Summary of Impacts** | | | | | |
| Threshold a., b., and i.: The Project would be served potable water by the EMWD and does not include any proposed groundwater wells on site; thus, Project impacts to groundwater supplies would be less than significant. In addition, with implementation of the proposed Project, all runoff generated on site would be appropriately treated by the Project's BMPs prior to ultimate discharge from the site, which would ensure that the Project does not adversely affect surface water or groundwater quality. Accordingly, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water or groundwater quality; would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge; and would not conflict with the Santa Ana Region | Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Basin Plan or the San Jacinto GMP. Impacts would be less than significant.<br><br>Thresholds c. and f.: The existing drainage patterns within the Project site generally would be preserved, except as needed to facilitate proper site drainage and sewer flows. The proposed conditions are similar to the existing drainage patterns of the Project site, wherein all flows generated on the northern 50.04 gross acres of the Project site sheet flow to the east into existing drainage facilities within Seaton Avenue and Cajalco Road and all flows generated on the southern 14.93 gross acres of the Project site would sheet flow to the east/southeast towards an existing stream that flows easterly along the southeastern portion of the park site. Thus, development of the Project site as proposed would not substantially alter the existing drainage pattern of the Project site or surrounding areas, and impacts would be less than significant. In addition, although the Project has the potential to result in an increase in peak flows from the Project site, the proposed onsite storm drain system would be sized during the Project's final design phase to sufficiently restrict peak flow rates within the northern 50.04 gross acres of the Project site to a maximum of 10 cfs, which would represent a substantial reduction in peak flows as compared to existing conditions and would ensure that runoff from the northern portions of the Project site does not exceed the capacity of existing and planned stormwater drainage facilities downstream. Thus, because peak runoff from the Project site would not increase with development of the Project as proposed, the Project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or that could result in increased flood hazards downstream. Impacts would be less than significant.<br><br>Threshold d: With mandatory adherence to the SWPPP requirements, effects associated with construction-related erosion, siltation, water | Less-than-Significant Impact<br><br>Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| quality, and flooding on downstream water sources and flood control systems would be maintained at a level below significance. With development of the Project site, large portions of the Project site would consist of impervious surfaces, with areas of pervious surfaces largely confined to landscaped areas and the majority of the park site, where irrigated ornamental trees and landscaping is proposed. Thus, the potential for erosion hazards on site would be substantially decreased as compared to existing conditions with buildout of the Project site. In addition, as compared to the existing conditions of the Project site, the Project would not result in an increase in peak runoff from the site, and therefore runoff from the Project site would not cause or contribute to any increased erosion hazards downstream. As such, long-term erosion impacts would be less than significant.<br><br>Thresholds e. and g.: Although the Project has the potential to result in an increase in peak flows from the Project site, the Project's drainage plan for the northern 50.04 gross acres of the Project site would retain flows such that peak flows from this portion of the Project site would not exceed 10 cfs, which would be below the existing available capacity within MDP Lateral E-9.1 and also would represent a substantial reduction in peak flows from this portion of the Project site as compared to existing conditions. Runoff within the southern portions of Decker Road would be retained by proposed bioretention areas prior to being discharged to the existing stream, and runoff within the proposed public park site would be drain to depressed self-retaining areas prior to being discharged to the existing stream. The 100-year flows of 104 cfs from a tributary area of approximately 50 acres combines with the existing stream to the south earlier than in the pre-condition. This slight change in the natural drainage patterns will be addressed though grading and an outlet structure design to ensure the flood limits and velocities of the stream are back to pre-developed conditions before reaching the easterly property line and impacting adjacent property owners. Maintenance of | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| various storm drain infrastructure will be maintained by RCTD, RCFCWCD or other public agency equivalent. Maintenance activities frequency will be regular with a minimum of once a year. Sediment and debris is expected from the offsite undeveloped tributary area that will convey flows to these collection channels and RCB culverts. As such, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant. In addition, the Project site is located within "Zone X (unshaded)," which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project has no potential to impede or redirect flood flows, and no impact would occur.<br><br>Threshold h.: The Project site is located within "Zone X (unshaded)," which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project has no potential result in the release of pollutants due to site inundation, and no impacts would occur. The Project site is located approximately 37 miles from the Pacific Ocean. As such, the Project has no potential to risk the release of pollutants due to inundation by tsunamis, and no impact would occur. Due to the lack of an on-site body of water or other bodies of water within close proximity to the site that have the potential to result in site inundation, the potential for the subject site to be impacted by seiches is considered low. Additionally, according to Figure 5 of the General Plan Safety Element, the Project site is not located within a dam inundation area, thereby further demonstrating that the Project site is not subject to inundation by seiches. As such, impacts due to seiches would be less than significant. | Less-than-Significant Impact | | | | |
| **11. Land Use and Planning** | | | | | |
| Threshold a: The Project would not conflict with the General Plan, MVAP, Connect SoCal, or any other land use plan, policy, or regulation adopted for the purpose of avoiding or | Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| mitigating an environmental effect. Additionally, there are no impacts due to land use incompatibility that have not already been evaluated and mitigated to the maximum feasible extent in relevant sections of this EIR; therefore, Project impacts due to land use incompatibility would be less than significant.<br><br>Threshold b: The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and impacts would be less than significant. | Less-than-Significant Impact | | | | |
| **12. Mineral Resources** | | | | | |
| Threshold a.: The Project site does not contain any known mineral resources that would be of value to the region or the residents of the State. Accordingly, with implementation of the proposed Project there would be no impact on known mineral resources.<br><br>Threshold b.: The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur.<br><br>Threshold c.: The Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and no impact would occur.<br><br>Threshold d.: The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no impact would occur. | No Impact<br><br>No Impact<br><br>No Impact<br><br>No Impact | No impact would occur; therefore, mitigation measures are not required. | N/A | N/A | N/A |
| **13. Noise** | | | | | |
| Threshold a.: The Project site is located approximately 1.7 miles southwest of the | Less-Than-Significant Impact | **MM 4.13-1** To minimize the potential construction noise impacts from the off-site roadway and utility improvements, the Project | Project Applicant, Construction | Riverside County Building & Safety | During construction activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| MARB/IPA and is located within compatibility zone C2. The Project's industrial and park land uses are considered compatibly with the ALUCP for this zone. Additionally, based on the noise level contours for the MARB/IPA, the Project site is located well outside of the 60 dBA CNEL noise level contour boundaries, indicating that the Project's industrial and park land uses would be exposed to "normally acceptable" noise levels below 55 dBA CNEL. As such, the Project would not expose people residing or working in the area to excessive noise levels from airport operations, and impacts would be less-than-significant.<br><br>Threshold b.: There are no private airstrips in the Project vicinity. The nearest airport facility is the Perris Valley Airport, a privately-owned public-use airport, located approximately 5.5 miles southeast of the Project site within the City of Perris. Additionally, the Project site is located well outside of the 55 dBA CNEL noise contour for the Perris Valley Airport, indicating that the Project site would be subject to noise levels of less than 55 dBA CNEL associated with the Perris Valley Airport. The Project's industrial land use is considered normally acceptable with unmitigated exterior noise levels below 75 dBA CNEL, while the Project's park use is considered normally acceptable with unmitigated exterior noise levels below 70 dBA CNEL. As such, both the warehouse building and park components of the Project would not be exposed to excessive noise levels associated with the Perris Valley Airport, and impacts would therefore be less-than-significant.<br><br>Threshold c.: The Project's on-site construction noise levels are expected to range from 46.2 to 66.0 dBA Leq at the nearest receiver locations, which would not exceed the threshold of significance of 80 dBA Leq. Although it is expected that construction noise associated with | Less-Than-Significant Impact<br><br>Less-Than-Significant with Mitigation Incorporated | shall implement the following construction noise abatement measures. Project grading and blasting contractors shall be required to ensure compliance with these requirements and shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The following requirements also shall be specified in bid documents issued to prospective construction contractors. Riverside County shall review all monitoring reports to ensure compliance.<br><br>Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.<br>All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receivers.<br>Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers.<br>The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment (between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May).<br>Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment.<br>No music or electronically reinforced speech from construction workers shall be allowed within 500 feet of the property line of a residential use or sensitive receptor.<br><br>**MM 4.13-2** Prior to issuance of building permits for the Project's proposed warehouse building, Riverside County shall review the building plans to ensure that the plans accommodate a 14-foot-high noise barriers (i.e., concrete or block walls) are constructed at the southern and northern edges of the truck courts to the south and north of the proposed building, as shown on Figure 4.13-10, *Operational Noise Mitigation Measures*, of the Project's EIR (SCH No. 2023060799). Prior to final building inspection, Riverside County shall ensure that the noise barriers have been constructed.<br><br>**MM 4.13-3** Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for County review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and | Contractors<br><br>Project Applicant<br><br>Project Applicant, Project Noise Consultant | Department<br><br>Riverside County Building & Safety Department<br><br>Riverside County Planning Department | <br><br>Prior to issuance of building permits for the proposed warehouse building and prior to final building inspection<br><br>Prior to issuance of any grading permits that require blasting activities and a blasting permit, |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| off-site roadway and utility improvements would be less than significant, in order to provide a conservative analysis of potential construction-related noise impacts a significant impacts is identified for which mitigation would be required. The noise levels associated with the nighttime concrete pour activities are estimated to range from 34.4 to 40.5 dBA Leq and would not exceed the FTA 70 dBA Leq nighttime residential noise level threshold. Thus, construction-related noise impacts would be less than significant. Project-related traffic noise would not exceed any of the identified significance thresholds under Existing, EAC (2026), or Horizon Year (2045) conditions; thus, Project-related traffic noise impacts would be less than significant. The Project's daytime operational hourly noise levels at the off-site receiver locations are expected to range from 50.12 to 57.56 dBA Leq, while nighttime operational noise levels are expected to range from 47.0 to 56.5 dBA Leq. Although the Project's noise level increases would be less than significant, the Project's operational noise impacts represent a significant impact for which mitigation would be required. Implementation of Mitigation Measure MM 4.13-1 would ensure that noise abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. Implementation of Mitigation Measure MM 4.13-2 would ensure that minimum 14-foot-high barriers are constructed at the southern and northern edges of the truck courts to the south and north of the proposed warehouse building, respectively, while Mitigation Measure MM 4.13-4 would ensure that no cold storage uses are allowed within the proposed warehouse building unless | | Vibration Abatement Plan"). The required Noise and Vibration Abatement Plan shall include the name and qualifications of the person(s) responsible for monitoring and reporting blast vibrations. In addition, the Noise and Vibration Abatement Plan shall require a minimum of two portable seismographs for monitoring peak ground vibration and air-overpressure for each blast, with one seismograph being placed at the closest residential structure. The Noise and Vibration Abatement Plan also shall require that equipment and its use shall conform fully to the standards developed by the Vibration Section of the International Society of Explosive Engineers (ISEE). For all blasts, the Noise and Vibration Abatement Plan shall require monitoring of ground motion and air-overpressure at the nearest residential properties or other structure of concern. The Noise and Vibration Abatement Plan also shall specify a minimum trigger level for monitoring of 0.05 in/s for ground motion and 120 dB for air-overpressure, and shall specify a maximum noise level for air-blasts of 133 dB at any residence and shall restrict maximum ground vibration to the limits as outlined in the U.S. Bureau of Mines publication R18507. In the event that the air-blast limit or ground vibration limits are exceeded, blasting shall be suspended until the County has approved a revised blasting plan showing revisions to assure adequate noise and vibration attenuation. Additionally, the Noise and Vibration Abatement Plan shall require regular reporting of blasting and measurements to Riverside County, and shall include a copy of the instrument/software-generated blast monitoring report at each instrument location that includes measured peak particle velocity in inches per second, peak air-overpressure in linear-scale decibels, and vibration and air-overpressure event plots, with date and time of event recording. In addition, the Noise and Vibration Abatement Plan shall include the following requirements:<br>• Prior to commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 300 feet of any potential blasting areas shall be conducted. The pre-blast survey shall be conducted by a third-party company with a minimum of five years of experience performing pre-blast and similar type surveys, and shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. The survey shall document the interior and exterior conditions of all residential property and associated structures located within 500 feet of blasting areas. If property owners refuse surveys, provide copies of certified- | | | and during blasting activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| sensitive receptors no longer occur in close proximity to the Project site and unless it can be demonstrated through a subsequent noise analysis that operation of cold storage uses would not expose nearby sensitive receptors to noise levels exceeding the noise limits specified by Riverside County Ordinance No. 847. With implementation of the required mitigation the Project's operational noise impacts at the nearest sensitive receptors would be reduced to below the daytime operational noise standard of 55 dBA Leq and the nighttime operational noise standard of 45 dBA Leq. Accordingly, with implementation of the required mitigation, the Project's operational noise impacts during the daytime and nighttime would be reduced to less-than-significant levels.<br><br>Threshold d.: At distances ranging from 72 to 322 feet from Project typical construction activities, construction vibration velocity levels are estimated to range from 0.005 to 0.043 in/sec PPV, and would not exceed the maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec); thus, Project-related vibration impacts during typical construction activities would be less-than-significant. However, Project-related blasting activities have the potential to expose nearby structures and sensitive receptors to substantial blasting-related vibration levels in the absence of measures and controls; thus, vibration impacts associated with the Project's blasting activities would be significant prior to mitigation. Additionally, and although not anticipated, the Project's off-site construction activities related to roadway and infrastructure improvements have the potential to expose nearby sensitive receptors to excessive vibration levels, resulting in a significant impact. Under long-term operating conditions, all trucks generated by the Project would travel along County roadways that are regularly maintained to prevent discontinuous pavement (e.g., | Less-Than-Significant with Mitigation Incorporated | mail letters documenting attempts to provide the survey by a third-party professional survey company. The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to completion of surveys of surrounding residential properties. Surveys also shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted to Riverside County.<br>• Blasting only shall be allowed Monday through Friday only between the hours of 8:00 a.m. and 5:00 p.m.<br>• The required Noise and Vibration Plan shall outline controlled blasting techniques and procedures to control and monitor flyrock, airblast, and ground vibration.<br>  • Flyrock mitigation measures to be specified by the Noise and Vibration Plan may include soil cover, leaving alluvial materials in place over materials to be blasted, and/or blast mats. Crush rock (i.e., 3/8") shall be used for stemming materials; drill cuttings are not acceptable. The stemming materials shall be tamped in-place.<br>  • The design of blasts shall be based on "scaled distance" criteria (i.e., defined as the distance in feet between a blast drill hole and the structure of concern, divided by the square root of the explosives loading per delay period in pounds-units are in feet per pound). The scaled distance chosen for the initial design shall be supported by statistical analysis indicating that the resulting ground vibration will be less than the criteria set for the Project. The scaled distance used for production blasts may be modified | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| potholes); thus, and based on guidance from Caltrans, the Project's operational traffic-related vibration impacts would be less than significant. Implementation of Mitigation Measure MM 4.13-3 would ensure that all blasting-related activities on site occur in conformance with an approved Noise and Vibration Abatement Plan, and would reduce potential vibration levels affecting nearby buildings and sensitive receptors to below a level of significance. Implementation of Mitigation Measure MM 4.13-1 would ensure that abatement measures are implemented during the construction of off-site roadway and infrastructure improvements. With the implementation of the construction noise abatement measures, the potential vibration impacts from Project-related construction of off-site roadway and utility improvements would be reduced to less-than-significant levels. | | based on the results of the test blast(s) but shall be conservative enough to produce vibration and airblast levels within the project specifications.<br>• One or more blasts shall be performed in an area outside of critical distance of residential structures or other improvements of concern (i.e., at least 500 feet away).<br>• The required Noise and Vibration Plan shall include procedures regarding submittal of blast reports and record keeping for County records and monitoring.<br>• The required Noise and Vibration Plan shall include measures and procedures to notify property owners that blasting will occur.<br>• If specified vibration limits are exceeded, blasting operations shall cease immediately and a revised blasting plan shall be submitted to the County. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.<br>Project grading and blasting contractors shall be required to ensure compliance with the Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The requirements of the Noise and Vibration Abatement Plan also shall be specified in bid documents issued to prospective contractors. Riverside County shall review all monitoring reports to ensure compliance with the Noise and Vibration Abatement Plan, and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with the Noise and Vibration Abatement plan and/or the above-listed requirements.<br><br>**MM 4.13-4** No portion of the proposed warehouse building shall include cold storage space, unless it can be demonstrated at the time of building permit application that sensitive receptors in the surrounding area no longer occur (e.g., if residential uses are redeveloped with non-sensitive receptors, such as warehouse uses). In such a case, an updated noise impact analysis shall be prepared demonstrating that daytime and nighttime operational-related noise would not expose any nearby sensitive receptors to noise levels exceeding the noise standards specified by Riverside County | Project Applicant | Riverside County Planning Department | Prior to issuance of building permits involving cold-storage warehouse uses |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | Ordinance No. 847 of 55 dBA Leq during daytime hours and 45 dBA Leq during nighttime hours. No building permit shall be issued for cold storage uses unless the resulting noise impact analysis demonstrates compliance with the County's noise standards as specified by Riverside County Ordinance No. 847. | | | |
| **14. Paleontological Resources** | | | | | |
| Threshold a.: The Project would not impact any known paleontological resources or unique geological features. However, the Project site is underlain by soils and geologic units with a "High" potential for containing unique paleontological resources. This is evaluated as a potentially significant impact on both a direct and cumulatively-considerable basis. Implementation of Mitigation Measure MM 4.14-1 would ensure that the Project's PRIMP is implemented as part of future site grading activities. Implementation of the Project's PRIMP would ensure that paleontological resources, if uncovered during site grading activities, are appropriately treated, and would reduce the Project's direct and cumulatively-considerable impacts to paleontological resources to less-than-significant levels. | Less-than-Significant Impact with Mitigation Incorporated | **MM 4.14-1** Prior to the issuance of grading permits affecting areas in the northern portions of the Project site (i.e., development within the northern 50.04 gross acres of the Project site proposed for development with warehouse uses) and prior to issuance of grading permits affecting off-site areas (i.e., planned improvements within Cajalco Road/Cajalco Expressway, Seaton Avenue, and Rider Street), the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earth-moving activities (Project Paleontologist). The Project Paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, is as follows:<br><br>• Prior to issuance of grading permits, a qualified vertebrate paleontologist ("Project Paleontologist") shall review the Project grading plans and geotechnical report data, with particular regard to location and depth of earth moving and the rock unit(s) being encountered. The review is for the purpose of assessing potential for fossil remains being encountered by earth moving. If previously undisturbed strata with potential for containing fossil remains will be encountered by earth moving, the following measures shall be implemented.<br><br>• Museum Storage Agreement. The Western Science Center (WSC), Natural History Museum of Los Angeles County (LACM), San Diego Natural History | Project Applicant, Project Paleontologist | County Geologist, Riverside County Planning Department | Prior to the issuance of grading permits and during grading and ground-disturbing activities |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | Museum (SDNHM), San Bernardino County Museum (SBCM), or Riverside Municipal Museum (RMM) shall be the designated museum repository for any vertebrate, invertebrate, and plant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered from the site as a result of the PRIMP. Prior to any earth moving at the Project site, the Project Paleontologist shall develop a formal agreement with the museum regarding final disposition and permanent storage and maintenance of the fossil collection and associated data. The agreement shall cover, but not necessarily be limited to, museum requirements regarding: 1) level of treatment of the collection; 2) storage and maintenance fees, if any; 3) purchase of specimen storage cabinets and drawers, as well as specimen trays, vials, specimen data cards, and other curatorial supplies, if required.<br><br>• Discovery Clause/Treatment Plan. As part of the PRIMP, the Project Paleontologist shall develop a discovery clause/treatment plan (DC/TP) to allow for the additional tasks (recovery, geologic mapping, fossiliferous rock sample processing, specimen preparation, identification, curation, cataloging, data entry, specimen storage, and maintenance by museum) and manpower required to treat a large or productive fossil occurrence that cannot be treated without diverting the monitor from routine monitoring. The DC/TP shall also include approved procedures and lines of communication to be followed by specific individuals if fossil remains are uncovered by earth moving, particularly when a paleontologic monitor is not present at the site. Names and telephone numbers of contact personnel shall be included in the lines of communication. The preparation of the required PRIMPs for future grading permits would ensure compliance with these requirements.<br><br>o Pre-Construction Meeting. The Project Paleontologist or field supervisor, as well as a paleontologic construction monitor, shall attend a preconstruction meeting to explain the PRIMP to construction contractor and the developer's construction workers. The presentation shall | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | summarize mitigation procedures to be employed by PRIMP personnel and shall detail procedures and lines of communication to be followed by specific Project personnel when fossil remains are found at the site.<br><br>The Project Paleontologist or field supervisor shall inform the construction contractor and the developer's construction workers of the following items:<br><br>1. Routine mitigation measures (primarily monitoring and test screening) to be employed by a monitor during earth moving.<br>2. The potential for fossil remains being uncovered by earth moving in particular areas of the site and the need to implement specific actions and additional mitigation measures when a fossil occurrence is uncovered by earth moving.<br>3. Functions and responsibilities of the monitor when fossil remains are uncovered by earth moving and can be recovered without diverting the monitor from monitoring (temporarily divert earth moving around fossil site until remains evaluated, recovered, and earth moving allowed to proceed through site by monitor; if approved by construction contractor, enlist assistance of earth-moving equipment and operator to expedite recovery of remains, obviate need for additional personnel, and reduce any potential construction delay).<br>4. Functions and responsibilities of the monitor when a fossil occurrence is uncovered by earth moving and is sufficiently large or productive that it cannot be recovered without diverting the monitor from monitoring.<br>4a) Flag the site.<br>4b) Advise construction contractor to avoid fossil site until further notice.<br>4c) Call the Project Paleontologist or field supervisor to site.<br>5. Functions and responsibilities of the Project Paleontologist or field supervisor when notified by the monitor that a large or productive fossil occurrence has been uncovered by earth moving and cannot be | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | recovered without diverting the monitor from monitoring. Evaluate occurrence to determine if recovery is warranted.<br><br>5a) If recovery is warranted, notify construction contractor and the Project developer of necessity for implementing additional mitigation measures specified in DC/TP initiating increased level of monitoring, if not already in effect, in immediate vicinity of fossil site and assigning additional personnel to PRIMP.<br><br>5b) Within 24 hours, mobilize recovery crew to recover occurrence; supervise recovery of occurrence and its transport to laboratory facility or to location elsewhere at site approved by construction contractor for initial/field processing of a fossiliferous rock sample or to laboratory facility for preparation of a fossil specimen.<br><br>5c) If warranted and approved by construction contractor, enlist assistance of the earth-moving equipment and operator to expedite recovery of occurrence.<br><br>5d) To obviate need for additional personnel and reduce any potential construction delay, after recovery of occurrence, have construction contractor allow earth moving to proceed through fossil site.<br><br>5e) Notify Project developer of recovery (or of decision not to recover fossil occurrence, if appropriate) and of authorization for earth moving to proceed through fossil site.<br><br>Responsibilities of the construction contractor and earth-moving equipment operators if fossil remains are uncovered by earth moving, particularly if a monitor is not present at the site when the remains are encountered.<br>6a) Avoid disturbance of fossil site by earth moving.<br>6b) Notify monitor, the Project Paleontologist or the field supervisor and Project developer of the fossil occurrence.<br>6c) Avoidance of fossil site by earth-moving activities. | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | 6d) Assist with equipment and operator to expedite recovery of occurrence.<br><br>If warranted, the Project Paleontologist or field supervisor and a monitor shall give a similar presentation to the earth-moving equipment operators at one of their earliest safety meetings. The operators shall be instructed on recognizing fossil remains in the field, informed of their responsibilities if they observe fossil remains when the monitor is not present at the site (avoid disturbance of occurrence by earth moving; have construction contractor call monitor to fossil site; expedite recovery of occurrence, if requested), and advised that unauthorized collecting of fossil remains is illegal.<br><br>• Monitoring Earth Moving. Earth moving shall be monitored by a paleontologic monitor only in those areas of the site where earth moving will disturb soils greater than 4 feet deep (monitoring will not be conducted in areas in which soils will be buried, but not disturbed) and where paleontological resources have the potential to occur. Monitoring shall not be implemented until earth moving has reached a depth of 4 feet below current grade. Monitoring shall consist of visually inspecting freshly exposed rock and debris for larger fossil remains and periodically dry test screening a small (25 pound) sample of rock and debris with a 20-mesh box screen for smaller vertebrate fossil remains. Monitoring shall be conducted on a full-time basis. However, if too few or no fossil remains are uncovered by earth moving in areas underlain by a particular rock unit, monitoring can be reduced, generally, to half or quarter time or suspended once 50% of earth moving in the area underlain by the rock unit has been completed. Alternatively, if sufficient fossil remains are uncovered by earth moving, monitoring may be increased in areas underlain by the fossil-bearing rock unit, at least in the immediate vicinity of the fossil site.<br><br>o Large-Specimen Evaluation and Recovery Option. If a large fossil specimen is found as a result of monitoring earth moving and the specimen can be recovered without significantly diverting the monitor from monitoring, earth moving shall be temporarily | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | diverted around the fossil site and the specimen shall be evaluated, and, if warranted, excavated, covered with a protective plaster-impregnated burlap jacket, if required, and recovered.<br><br>If necessary, earth-moving equipment and an operator shall be enlisted to expedite recovery of the specimen and obviate the need for additional personnel, and the construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the specimen. A temporary field number shall be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site.<br><br>At the end of the day the monitor or (following his next site inspection) the field supervisor shall transport the fossil remains and associated data to a laboratory facility for further treatment. If appropriate, samples of fossil wood will be submitted for carbon-14 dating analysis.<br><br>• If a fossil specimen is found and is sufficiently large that it cannot be recovered without significantly diverting the monitor from monitoring, the fossil site shall be flagged with colored survey ribbon to temporarily divert earth moving around the site, the construction contractor shall be advised to avoid the site until further notice, and the Project Paleontologist or field supervisor shall be called to the site. The grading contractor will notify the Project developer and Project Paleontologist of the occurrence and of the avoidance of the site. The Project Paleontologist or field supervisor in turn shall evaluate the specimen to determine if recovery is warranted.<br>2a) If specimen recovery is not warranted, no further action will be taken to preserve the fossil site or remains, and the construction contractor will be allowed to have earth moving proceed through the site immediately. | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | 2b) If specimen recovery is warranted, the Project Paleontologist or field supervisor shall notify the construction contractor and Project developer of the necessity for implementing additional mitigation measures specified in the DC/TP, initiating full-time monitoring, if not already in effect, at least in the immediate vicinity of the site in areas underlain by the fossil-bearing rock unit, and assigning additional personnel to the PRIMP. Within 24 hours a recovery crew shall be mobilized to recover the specimen. The size of the crew shall reflect the size of the specimen and the need to recover the specimen as quickly as possible.<br><br>The specimen shall be excavated with hand tools, covered with a protective plaster-impregnated burlap jacket, and recovered. If necessary and approved by the construction contractor, earth-moving equipment and an operator shall be enlisted to expedite recovery of the specimen, reduce any potential construction delay, and obviate the need for additional personnel. The construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the specimen.<br><br>A temporary field number shall be assigned to the specimen; the field number, a preliminary field identification, and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member shall transport the fossil specimen and associated site data to a laboratory facility for further treatment.<br><br>• Small-Specimen Sample Evaluation, Recovery, and Processing. If a sufficient number of smaller vertebrate fossil remains are found at one (1) site as a result of test screening by the paleontological monitor, the fossil site shall be flagged with colored survey ribbon to temporarily divert earth moving around the site. The | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | construction contractor shall be advised to avoid the site until further notice, and if requested by the monitor to expedite recovery of a fossiliferous rock sample reduce any potential construction delay and obviate the need for additional personnel, the construction contractor shall have earth-moving equipment and an operator acquire a rock sample from the fossil site and transport the sample, if possible, to a nearby temporary location at the site approved by the construction contractor.<br><br>If a sample is recovered, the construction contractor shall be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample. The Project Paleontologist or field supervisor shall be called to the fossil/storage site to determine if the fossil site/sample is sufficiently productive to warrant recovery of a large sample of fossiliferous rock to process for additional small remains.<br><br>• If the site/sample is determined too unproductive or the remains too poorly preserved or insufficiently diagnostic, no further action will be taken to preserve the fossil site/sample or remains, and the construction contractor will be allowed to have earth moving proceed through the fossil/storage site immediately.<br><br>• If sample recovery is warranted, the Project Paleontologist or field supervisor shall notify the construction contractor and Project developer of the necessity for implementing additional mitigation measures specified in the DC/TP and assigning additional personnel to the PRIMP.<br><br>2a) Within 24 hours, a recovery crew shall be mobilized to recover the sample. The size of the crew shall reflect the need to recover the sample as quickly as possible. The field supervisor shall record the size and supervise recovery of the sample. Up to 3 tons of fossiliferous rock shall be recovered. The sample shall be excavated with hand tools for recovery. If necessary and if approved by the construction contractor, earth-moving equipment and an operator shall be enlisted to expedite transportation of the sample to the processing facility | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | site, obviate the need for additional personnel, and reduce any potential construction delay and the construction contractor will be allowed to have earth moving proceed through the fossil site immediately after recovery of the sample.<br><br>2b) A temporary field number shall be assigned to the sample; the field number and pertinent specimen (field number, identification by taxon and element) and geologic (particularly stratigraphic level within rock unit) and geographic site data (location, elevation) recorded in the monitor's daily monitoring log; and the field number recorded and the fossil site location plotted on a map of the site. The field supervisor and, if necessary, a crew member will transport the sample to a location elsewhere at the site approved by the construction contractor or to an offsite location for initial/field processing (wet screening) of the sample. The total weight of all samples from each fossil-bearing rock unit at the site shall not exceed 3 tons.<br><br>2c) If warranted, the field supervisor shall setup a field processing facility for wet screening the sample at a site location approved by the construction contractor. Wet screening shall consist of sieving rock through a 20- (and/or finer) mesh box screen immersed in a tub of water to remove the smaller (clay and silt) particles from the larger (sand and rock) particles and small fossil remains, and could result in a reduction in sample weight/volume in excess of 90%. If necessary, rock shall be soaked in an environmentally safe dispersant (citrus oil) prior to screening to improve the separation of the clay particles from the rest of the sample during screening. The monitor shall conduct wet screening if screening can be accomplished without diverting the monitor from monitoring. If it is not possible to have the monitor perform the wet screening, a field technician shall be assigned to the task. Following the next site inspection, the field supervisor will transport the concentrate (larger particles and small fossil remains) generated by initial processing to a laboratory facility for final/laboratory processing. | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | 2d) If the fossil remains in the concentrate are sufficiently fossilized (dense), an environmentally safe heavy liquid (sodium polytungstate), if appropriate, shall be used by the senior vertebrate paleontologist to separate the remains from the remaining sand and rock particles. When added to a beaker filled with heavy liquid, the concentrate will separate, the particles floating to the surface, and the remains sinking to the bottom, from where they are retrieved. This technique can result in a further sample weight/volume reduction in excess of 90% (less than 1% of original sample size). The final concentrate shall be examined under a microscope and fossil specimens recovered from any remaining sand and rock particles. If the fossil bone in the original concentrate is not sufficiently dense for use of the heavy-liquid separation technique, the entire sample of concentrate shall be sorted under a microscope for fossil remains. Recovered fossil remains shall then be treated as outlined herein.<br><br>2e) During the final processing of a sample, the senior vertebrate paleontologist shall continually evaluate the results of field and laboratory processing. If the sample is insufficiently productive or the fossil remains are too poorly preserved, the senior vertebrate paleontologist shall have the option of discontinuing further laboratory processing of the sample, having field processing of the remainder of the sample suspended, and disposing of the remainder of the sample and unprocessed concentrate. Similarly, processing shall be discontinued if, after preliminary identification of some specimens, the remains are determined insufficiently diagnostic or diverse taxonomically, or the species represented are the same as those in another sample from the fossil-bearing rock unit. If appropriate, small splits from one or more samples shall be submitted for palynological analysis.<br><br>• Fossil Treatment. Final treatment of all fossil specimens recovered from the site as a result of the PRIMP shall be conducted at a laboratory facility. Larger vertebrate fossil specimens shall be removed from their protective jackets, prepared to the point of identification using hand tools, and hardened or | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | stabilized with a penetrating solution by a preparator. All recovered fossil specimens shall be identified to the lowest taxonomic level possible by knowledgeable vertebrate and invertebrate paleontologists and, if required, other knowledgeable paleontologists (i.e., paleobotanists, micropaleontologists, palynologists). The specimens shall then be curated (assigned and labeled with museum specimen data and corresponding site numbers, placed in specimen trays and, if appropriate, vials with completed specimen data cards), catalogued (specimen and site numbers and specimen data and corresponding geologic and geographic site data, respectively, archived [entered into appropriate catalogs and computerized databases]), and accessioned into the museum fossil collection, where they will be permanently stored, maintained, and, along with associated data, made available for future study by qualified investigators. With the possible exception of those tasks (curation, cataloging) that might be conducted by museum staff, all treatment of the fossil specimens shall be conducted by a laboratory technician. Fossil specimen preparation, identification, curation, and cataloguing are now required before a fossil collection will be accepted by most museum repositories, including the WSC, LACM, SDNHM, SBCM, and RMM. Moreover, the scientific importance of a fossil specimen cannot be evaluated until the specimen has been identified to the lowest taxonomic level possible, and specimen identification often is not possible without prior preparation.<br><br>• Final Report. A final technical report of findings shall be prepared by the Project Paleontologist and shall describe the site's stratigraphy, summarize field and laboratory methods employed during the PRIMP, include a taxonomic list and an inventory of catalogued fossil specimens recovered as a result of the PRIMP, evaluate the scientific importance of the specimens, and discuss the relationship of the fossil assemblage from any newly recorded fossil site at the project site to relevant fossil assemblages from fossil sites in other areas. The report shall be submitted to the contractor | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| | | and County Geologist. Submission of the final report will signify completion of the PRIMP and will ensure Project compliance with Public Resources Code Section 21081.6 (mitigation monitoring, reporting, and compliance).<br><br>All reports shall be signed by the Project Paleontologist and all other professionals responsible for the report's content (e.g., Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project Paleontologist for the in-grading implementation of the PRIMP. | | | |
| **15. Population and Housing** | | | | | |
| Threshold a.: While the Project would demolish 26 existing dwelling units on site and would displace up to 99 persons, potentially requiring the construction of replacement housing elsewhere. However, and based on *Technical Appendix P* to the County's General Plan, the 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA are more than adequate to accommodate the 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations. In addition, the Project site is not located within the Bermuda Dunes or Coronita portions of the County, and the Project therefore is not subject to the provisions of SB 330. Therefore, the Project would not result in or require construction of unplanned replacement housing units, and impacts would be less than significant.<br><br>Threshold b.: The Project site is not targeted for development with affordable housing under existing conditions, as the Project site is zoned for development with large-lot single-family | No Impact<br><br>Less-than-Significant Impact | Impacts would be less than significant; therefore, no mitigation measures are required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| uses, which typically are not considered affordable housing When combined with the residents on site that would be displaced as part of the Project, the Project would generate a demand for up to 283 dwelling units. However, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance. Moreover, due to the poor jobs-housing balance, it is likely that a large number of the jobs that would be generated by the Project would consist of existing County residents, thereby indicating that the Project's likely demand for new dwelling units within the County would be far less than 283 dwelling units. In addition, *Technical Appendix P* to the General Plan indicates that as of April 2021, there were 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA, which would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. Accordingly, based on the preceding analysis, impacts due to the creation of a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, would be less-than-cumulatively considerable.<br><br>Threshold c.: The Project would result in an increase in the number of people on the Project site by approximately 875 persons (974 new persons – 99 displaced persons = 875 net increase in persons). Although the Project would result in the generation of more | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| population on site than anticipated by the General Plan, Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by accommodating more employment opportunities on site than was anticipated by the General Plan, the Project would assist the County in improving its jobs-housing balance. Accordingly, the Project would not directly result in substantial unplanned population growth in the area. Furthermore, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Moreover, the analysis of Thresholds a. and b. demonstrate that as of April 2021 there were 60,423 dwelling units within the County that have been fully entitled and that were previously evaluated under CEQA, which would be more than adequate to accommodate the projected 40,673 housing units (inclusive of the 26 single-family homes that would be demolished as part of the Project) that are required to be built within the County by 2029 in order to meet the County's current RHNA obligations, and also would be more than adequate to accommodate the Project's potential demand for up to 257 new dwelling units. Therefore, the Project would not induce substantial unplanned population growth in the area, either directly or indirectly, and impacts would be less than significant. | | | | | |
| **16. Public Services** | | | | | |
| Threshold a: Although the Project would contribute to a need for new or expanded fire protection facilities, it is not possible to identify environmental impacts that may be associated with such new or expanded library facilities until a specific proposal and design for such facilities are prepared by the RCFD. Accordingly, impacts due to the construction of new or expanded fire protection facilities are too speculative for evaluation in this EIR | Less-than-Significant Impact | Impacts would be less than significant; therefore, no mitigation measures are required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| (CEQA Guidelines § 15145). Environmental effects of such fire protection facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded fire protection facilities. Additionally, with payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Fire Department would be reduced to less-than-significant levels. | | | | | |
| Threshold b.: With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Sheriff's Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment. | Less-than-Significant Impact | | | | |
| Threshold c.: The Project would not directly generate a resident population, and thus would not directly impact school services in the local area. Although the Project may indirectly result in new residents within the service area of the VVUSD, and thus may indirectly result in an incremental increase in demand for new school facilities, there are no current publicly-available plans detailing where such facilities would be built. As such, it is not possible to identify environmental impacts that may be associated with the construction of new or expanded school facilities until a specific proposal and design for the facility is prepared by the VVUSD, and an analysis of potential physical environmental impacts resulting from the construction and operation of new or expanded school facilities would be speculative in nature (see CEQA Guidelines § 15145). Environmental effects of such school facilities and any associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded school facilities. Any mitigation measures required for new or | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| expanded school facilities could be funded, in part, from property taxes and/or through payment of school impact fees. Furthermore, the payment of mandatory school impact fees would ensure that the Project would result in less-than-significant direct and cumulatively-considerable impacts to the ability of the VVUSD to provide for school services.<br><br>Threshold d.: The Project would not directly generate a resident population; however, buildout of the Project would result in a net increase of 876 persons on site and thus would conservatively create a demand for 2,190 titles and 438 s.f. of additional library space. However, these estimates are conservative in nature because the majority of persons on site that would be generated by the Project likely would be filled by existing Riverside County residents, given the County's generally poor jobs-to-housing ratio. Although the Project may indirectly result in new residents within the local area, and thus could result in an incremental demand for increased library facilities, the County has no plans to expand or build new library facilities in the Project site vicinity. The Project would be required to contribute DIF fees, which would be used in part to provide for library space and/or new book volumes. Accordingly, with payment of DIF fees, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulatively-considerable basis.<br><br>Threshold e.: With payment of mandatory DIF fees, the Project would result in less-than-significant direct and cumulatively-considerable impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment. | Less-than-Significant Impact<br><br>Less-than-Significant Impact | | | | |
| **17. Recreation** | | | | | |
| Threshold a: The physical construction of the public park, d.g. trail, and roadway | Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| improvements (i.e., sidewalks and roadways) has been addressed under the relevant issue areas identified throughout this EIR (e.g., air quality, biological resources, cultural resources, etc.). Under each of these topics, the Project impacts are determined to be less than significant, or mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no components of the public park, d.g. trail, or sidewalks on site that have not already been addressed and accounted for throughout this EIR. Accordingly, Project impacts due to proposed public park, d.g. trail, and sidewalks on site would be less than significant, requiring no mitigation beyond that which is identified in other portions of this EIR. | | | | | |
| Threshold b.: The Project's proposed warehouse building would not directly or indirectly generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities, as a majority of the Project's future jobs are anticipated to be filled by existing or future planned residents within the County. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and impacts would be less than significant. Additionally, to the extent that employees associated with the warehouse building would utilize local parks, it is anticipated that Project employees would utilize the proposed on-site park given its close proximity to the proposed warehouse building; thus, the Project would not be expected to utilize other local recreational facilities to the extent that physical deterioration would occur or be accelerated. Thus, impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold c.: The Project site is not located within a county service area, nor within a | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| service area for existing community or neighborhood parks or a service area for future and potential community or neighborhood parks. Additionally, the Project is not subject to payment of in-lieu fees (Quimby fees) for recreational facilities pursuant to § 10.35 of Riverside County Ordinance No. 460. Accordingly, impacts due to a conflict with a Community Parks and Recreation Plan and due to the need for payment of in-lieu fees for parkland acquisition and construction would be less than significant. | | | | | |
| Threshold d.: Based a review of the future Cajalco Road widening project, Class II bike lanes only would be implemented in select areas, which does not include the frontage of the Project site. As such, no bike lane is proposed as part of the Project along the site's frontage with Cajalco Road, although the roadway improvements (i.e., sidewalks, the d.g. trail, and roadway surfaces) planned on Cajalco Road, Seaton Avenue and Decker Road could accommodate bicycles. Although the Project would result in the construction of roadway improvements such as sidewalks and a d.g. trail, the roadway improvements, d.g. trail, and sidewalks would occur in an area already planned for physical disturbance as part of the Project, and there would be no impacts to the environment specifically related to the construction of the sidewalks that have not already been addressed throughout this EIR (e.g., for impacts to biological or cultural resources). As such, and assuming implementation of the mitigation measures identified throughout this EIR, impacts associated with the proposed sidewalks and d.g. trail would be less than significant. | Less-than-Significant Impact | | | | |
| **18. Transportation** | | | | | |
| Threshold a.: The proposed Project would be fully consistent with or otherwise would not | Less-than-Significant Impact | **MM 4.18-1** Prior to the issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or | Project Applicant, Construction | Riverside County Building & Safety | Prior to issuance of grading permits |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| conflict with Connect SoCal, the Riverside County CMP, the Riverside County General Plan and General Pan Circulation Element, the WRCOG ATP, or any Riverside County ordinances adopted to address transportation. There are no components of the proposed Project that would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. Impacts would be less than significant.<br><br>Threshold b.: While the Project's proposed park use meets the Local Essential Services screening threshold identified by the County Guidelines, the Project's warehouse use does not meet any of the screening criteria. Project generated Work VMT per employee would exceed the County's adopted threshold by 22.5%. Accordingly, prior to mitigation, buildout of the Project's warehouse use (only) would result in a significant impact due to VMT, while buildout of the Project's proposed park use would be less than significant since it meets one of the screening thresholds identified by the County Guidelines. Although the Project would be subject to compliance with Mitigation Measures MM 4.18-2 and MM 4.18-3, the effectiveness of commute trip reduction measures such as those listed in Mitigation Measures MM 4.18-2 and MM 4.18-3 cannot be guaranteed to reduce Project VMT to a level of less than significant. No additional feasible mitigation measures are available to measurable reduce the Project's VMT. Therefore, the Project's VMT impacts are considered significant and unavoidable.<br><br>Threshold c.: All physical improvements planned as part of the Project would be in conformance with applicable Riverside County standards. Although residential uses occur in the local area, the Project's truck traffic would | Significant and Unavoidable Impact<br><br>Less-than-Significant Impact | Decker Road, the Project Applicant shall prepare and Riverside County shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices (CMUTD). A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.<br><br>**MM 4.18-2** Feasible Transportation demand management (TDM) strategies that will contribute to reducing Project generated VMT shall be developed and implemented. Features to promote the use of alternative transportation modes such as sidewalks, bicycle lanes, and bicycle racks are included as part of the Project's design. Property owner associations and/or building occupants shall be required as a condition of final building inspection for tenant improvements to prepare and implement a TDM Plan to discourage single-occupancy vehicle trips for employees and encourage alternative modes of transportation such as carpooling, transit, walking, and biking. Trip reduction strategies applicable to the Project may include but are not limited to the following:<br><br>f. Implement local hiring programs.<br>g. Mark preferred parking spaces for vanpools and carpools.<br>h. Provide on-site secured bike parking facilities.<br>i. Provide information on carpooling and vanpooling opportunities to employees.<br>j. Provide an on-site message board in each building or other comparable system to encourage and provide information about public transit, carpooling, and vanpooling, and carpool and vanpool ride-matching services.<br><br>The TDM plan shall include an estimate of the vehicle trip reduction anticipated for each strategy proposed based on published research such as California Air Pollution Control Officers Association (CAPCOA), Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) (CAPCOA Handbook). For TDM measures that require ongoing operational strategies, the TDM plan shall include an ongoing monitoring program to ensure the plan is implemented on an ongoing basis. | Contractors<br><br>Project Applicant, Future Warehouse Building Occupants<br><br>Future owners/ | Department<br><br>Riverside County Planning Department<br><br>Riverside County | <br><br>As specified by the TDM Plan<br><br>During long-term |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| be routed north on Seaton Avenue and east on Cajalco Road/Cajalco Expressway to access the I-215, and would be routed away from residential traffic, thereby resulting in less-than-significant transportation impacts due to incompatible use. | | **MM 4.18-3** All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this mitigation measure. | tenants of the Project's warehouse building | Planning Department | operation of the Project's warehouse building |
| Threshold d.: Although the Project would result in the increased maintenance of roadways and would increase traffic on existing and planned roadways, any incremental increase in the need to maintain public roadway facilities would be offset by tax revenue generated by the Project's proposed land uses. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. | Less-than-Significant Impact | **MM 4.18-4** Prior to tenant building occupancy, the Project Applicant shall assure the construction of a bus stop on the northern (westbound) side of Cajalco Road north of the Project site subject to the approval of the Riverside Transit Agency (RTA) and the Riverside County Transportation Department (RCTD). | Project Applicant, Future Warehouse Building Occupants | Riverside County Planning Department | Prior to tenant building occupancy |
| Threshold e.: Construction activities associated with the Project have the potential to affect circulation during proposed improvements along Cajalco Road, Seaton Avenue, and Decker Road. This is conservatively evaluated as a significant impact of the Project for which mitigation would be required. Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting Cajalco Road, Seaton Avenue, or Decker Road. Implementation of the required mitigation would ensure that Project-related construction activities would not substantially affect circulation during the Project's construction. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. | Less than Significant with Mitigation Incorporated | | | | |
| Threshold f.: Under long-term operating conditions, the Project would have no effect on emergency access in the local area, and impacts | Less than Significant with Mitigation Incorporated | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| would be less than significant. However, during proposed frontage improvements to Cajalco Road, Seaton Avenue, and Decker Road, there is a potential that the Project could adversely affect emergency access or access to nearby uses. This is conservatively evaluated as a significant impact for which mitigation would be required. Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits. With implementation of the required mitigation, the Project would not result in inadequate emergency access or access to nearby uses during construction of improvements along Cajalco Road, Seaton Avenue, or Decker Road. Accordingly, with implementation of the required mitigation, impacts would be reduced to less-than-significant levels. | | | | | |
| Threshold g.: There are no planned bike trails along the Project site's frontages with Cajalco Road, Seaton Avenue, and Decker Road. Notwithstanding, Cajalco Road, Seaton Avenue, and Decker Road all could accommodate bicycle traffic. However, improvements to these roadways are inherent to the Project's construction phase, and impacts associated with the Project's roadway improvements have been evaluated throughout this EIR and, where necessary, mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no impacts to the environment that would occur specifically in relation to the Project's roadway frontage improvements that have not already been addressed throughout this EIR. Accordingly, impacts associated with the construction of the proposed roadway improvements (which could accommodate bicycles) would be less than significant. | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| **19. Tribal Cultural Resources** | | | | | |
| Threshold a.: As a result of the County's consultation efforts with local Native American tribes, a Tribal Cultural Resource was identified and the bedrock milling features found within the Project boundary in the southern portions of the Project site proposed for public park use are considered to comprise contributing elements to the landscape. As such, the Project has the potential to result in cumulatively-considerable impacts to a Tribal Cultural Resource on site in the event that no efforts were made to avoid or relocate the existing bedrock milling features within the southern portions of the Project site. In addition, there is a potential for the Project Site or off-site improvement areas to contain previously-unidentified surface or subsurface tribal cultural resources. Accordingly, Project impacts to the bedrock milling features in the southern portions of the Project site that are proposed for public park use, in addition to potential impacts to previously undiscovered Tribal Cultural Resources that may be present in the Project's on- and off-site improvement areas, would represent a potentially significant impact to Tribal Cultural Resources prior to mitigation. Implementation of Mitigation Measures MM 4.5-1 through 4.5-4 would ensure that all site grading and disturbances are subject to monitoring by a Project Archaeologist and Native American Monitor. Mitigation Measure MM 4.5-6 establishes requirements that must be undertaken in the event that previously undiscovered cultural resources, including tribal cultural resources, are uncovered during ground-disturbing activities on site and within the Project's off-site improvement areas. Mitigation Measure MM 4.5-7 establishes measures for the appropriate treatment of cultural resources, including tribal cultural resources, while Mitigation Measure MM 4.5-8 requires preparation of a Phase IV Monitoring Report to document the results of the cultural resources monitoring program. Finally, Mitigation Measure MM 4.5-9 requires compliance with | Less-than-Significant Impact with Mitigation Incorporated | As specified by Mitigation Measures MM 4.5-1 and MM 4.5-9., included in EIR Subsection 4.5, *Cultural Resources*, shall apply. | As specified for Mitigation Measures MM 4.5-1 and MM 4.5-9 | As specified for Mitigation Measures MM 4.5-1 and MM 4.5-9 | As specified for Mitigation Measures MM 4.5-1 and MM 4.5-9 |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| the provisions of California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. in the event that human remains, including human remains that may be considered tribal cultural resources, are uncovered during site grading activities. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-9 would reduce the Project's direct and cumulatively-considerable impacts to previously-undiscovered tribal cultural resources to below a level of significance. In addition, and although the resources that occur on the Project site do not meet CEQA's definition of significant archaeological resources based on the criteria listed in Section 15064.5 of the State CEQA Guidelines, the Project also would be subject to EIR Mitigation Measure 4.5-5, which would ensure that the bedrock milling features associated with Sites CA-RIV-8681/P-33-016534 and CA-RIV-8683/H/P-33-016536 are relocated on site within a permanent open space area to the extent feasible, and further requires the implementation of controlled grading to avoid impacts to these resources. Therefore, with implementation of the mitigation measures identified in EIR Subsection 4.4, Project impacts to previously-undiscovered tribal cultural resources would be less than significant. | | | | | |
| **20. Utilities and Service Systems** | | | | | |
| Threshold a.: Although the Project would require construction of new or expanded water, wastewater conveyance, and stormwater drainage systems, impacts associated with the construction of such facilities have been evaluated throughout this EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed water, sewer, and | Less-than-Significant Impact | Impacts would be less than significant; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| drainage improvements that have not already been addressed. As such, with the mitigation measures specified in this EIR, Project impacts due to water, sewer, and drainage improvements would be less than significant. Additionally, the Project's wastewater generation would represent approximately 1.9% of the current available treatment capacity at the Moreno Valley RWRF. Accordingly, the Project would not result in or require the expansion of the existing facilities at the Moreno Valley RWRF, and impacts would therefore be less than significant.<br><br>Threshold b.: Based on present information and the assurance that EMWD is engaged in identifying solutions that, when combined with the rest of its supply portfolio, will ensure a reliable long-term water supply for its member agencies, EMWD has determined that it will be able to provide adequate water supplies to meet the potable water demand for the proposed Project as part of its existing and future demands. Accordingly, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Project's effect on EMWD's regional water network would be less than significant. In addition, the Project would result in an increase in demand for potable water, which has the potential to contribute to the need for expansion of EMWD and/or MWD facilities. However, the EMWD has adequate capacity for desalination and wastewater treatment requiring no expansion of any existing facilities; the EMWD has adequate capacity to treat wastewater generated by the Project and other cumulative developments; and the MWD is implementing programs to reduce its import of water from the Colorado River and via the SWP. As such, the Project's demand for potable water sources also would not result in significant physical environmental effects. | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Threshold c.: Impacts associated with the Project's proposed sewer improvements are inherent to the Project's construction phase, and impacts have been evaluated throughout this EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed sewer improvements that have not already been addressed in pertinent sections of this EIR. As such, with the mitigation measures specified in this EIR, Project impacts due to proposed sewer improvements would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d.: The Project's wastewater generation would represent approximately 1.9% of the current available daily treatment capacity at the Moreno Valley RWRF. Accordingly, the Project would not result in or require the expansion of the existing facilities at the Moreno Valley RWRF, and impacts would therefore be less than significant. | Less-than-Significant Impact | | | | |
| Threshold e.: Regional solid waste facilities would have adequate capacity to handle solid waste generated by the Project's construction and operational phases. The Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Accordingly, impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold f.: With mandatory compliance to AB 939, AB 341, and RCDWR's programs and policies, the Project would not result in a significant impact due to noncompliance with | Less-than-Significant Impact | | | | |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| regulations related to solid waste. A less-than-significant impact would occur.<br><br>Threshold g.: Impacts associated with the construction or expansion of utility facilities would be less than significant or otherwise mitigated to the maximum feasible extent by this EIR. No additional mitigation would be required. | Less-than-Significant Impact | | | | |
| **21. Wildfire** | | | | | |
| Threshold a.: The Project site and surrounding areas are not identified as evacuation routes, and the Project has no potential to conflict with the Riverside County LHMP. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and impacts would be less than significant.<br><br>Threshold b and e.: The Project would accommodate on-site defensible space to limit fire hazards. Accordingly, the Project would not exacerbate wildfire risks, and thereby would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.<br><br>Threshold c.: Improvements proposed as part of the Project would include fuel management zones that would consist of asphalt and concrete roadways, drive aisles, parking stalls, loading zones, and irrigated landscaping. Potential impacts associated with development of the | Less-than-Significant Impact<br><br>Less-than-Significant Impact<br><br>Less-than-Significant Impact | Significant impacts would not occur; therefore, mitigation measures are not required. | N/A | N/A | N/A |

| SUMMARY OF IMPACTS | SIGNIFICANCE DETERMINATION | MITIGATION MEASURES (MM) | RESPONSIBLE PARTIES | MONITORING PARTIES | IMPLEMENTATION STAGE |
|---|---|---|---|---|---|
| Project site, including the construction of fuel management zones have been evaluated throughout this EIR under the appropriate subject heading (e.g., biological resources, etc.), and mitigation measures are identified where necessary to reduce impacts to below a level of significance. Accordingly, the Project would not exacerbate fire risk or involve improvements that may result in temporary or ongoing impacts to the environment that have not already been addressed throughout this EIR, and impacts would therefore be less than significant.<br><br>Threshold d.: Under existing and proposed conditions, the Project site exhibits little topographic variation, and development on the site as proposed would not involve any uses containing natural vegetation or other features subject to wildland fire hazards. Thus, improvements proposed as part of the Project would not result in an increase in wildfire hazard-related risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. | Less-than-Significant Impact | | | | |

# RESOLUTION NO. 2025-290
## CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 220009, CHANGE OF ZONE NO. 2200031, AND TENTATIVE TRACT MAP NO. 38510

**WHEREAS,** pursuant to the provisions of Government Code Section 65350 et. seq., a meeting was held before the Riverside Planning Commission on September 03, 2025 to consider a General Plan Amendment No. 220009 (GPA220009), Change of Zone No. 2200031 (CZ2200031) and Tentative Tract Map No. 38510 (TTM38510);

**WHEREAS,** all the procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been met, and this Environmental Impact Report (EIR), prepared in connection with CZ2200031, GPA220009, and TTM38150, referred to alternatively herein as the "Project," is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and,

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

**WHEREAS,** the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing March 2, 2023 and concluding on April 3, 2023. The County prepared a Draft EIR (State Clearinghouse No. 2023030118) to address CZ2200031, GPA220009, and TTM38150. The Draft EIR (DEIR) was circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period (February 18, 2025 to April 4, 2025). Public comments were received by the County and have been responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR) Responses to Comments document have been completed pursuant to CEQA and the State CEQA Guidelines (the "Responses").

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on October 7, 2025 that:

A. The Project includes CZ2200031, GPA220009, and TTM38150.

B. GPA220009 would modify the General Plan and LMWAP land use designations for the 140.8-acre Project site. Under existing conditions, the Project site is designated "Rural Community – Very Low Density Residential (RC-VLDR)." As part of GPA No. 220009, the

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 10/2/25

140.8-acre Project site would be redesignated to "Rural Community – Low Density Residential (RC-LDR)." The RC-LDR land use designation is intended to accommodate single-family detached residences on large parcels of 0.5 to 1 acre, as well as limited agriculture, including equestrian and animal keeping uses.

C. CZ2200031 would change the Project site's zoning classification to accommodate the proposed development. Under existing conditions, the Project site is zoned "Light Agriculture, 10Acre Minimum Lot Size (A-1-10)." As part of CZ2200031, the zoning classification for the 140.8-acre Project site would be changed to "One Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-110,000)." The R-1-10,000 zoning classification allows for one-family dwellings and limited agricultural uses on minimum 10,000 square foot (s.f.) lot sizes.

D. TTM38150 would subdivide the approximately 140.8-acre Project site to accommodate a total of 231 residential lots on 87.57 acres, a sewer lift station on 0.25acre, three water quality basins on 5.39 acres, four open space lots on 23.82 acres, a trail head and associated parking on 0.62-acre, and roadway dedications on 23.14 acres. Proposed residential lots would include a mixture of minimum lot sizes ranging from 0.25-acre to 1.0 acre, with individual lots ranging in size from 10,890 s.f. to 46,129 s.f. The average lot size would be 16,517 s.f. (net). Larger lots (minimum one-acre and 0.75-acre lots) are generally proposed along the northern and eastern site boundaries, medium-sized lots (0.3-acre) are proposed along the southern boundary, while 0.25-acre lots are proposed in the interior portions of the Project site.

E. An EIR was prepared that evaluates CZ2200031, GPA220009, and TTM38150. The EIR analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing procedures. Based on the findings and conclusions in the EIR and the conditions of approval applied to the Project by the County of Riverside, CZ2200031, GPA220009, and TTM38150 will not cause serious public health problems.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the EIR are determined to have no environmental impacts in consideration of existing regulations and Project Design Features.

**A. <u>Aesthetics</u>**

***Impact:*** *Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.*

***Aesthetics Threshold d):*** *The Project has no potential to interfere with the nighttime use of the*

*Mt. Palomar Observatory.*

1. No Impact:

The Project site is located approximately 1.1 miles north of the limits of Zone B of the Mt. Palomar Lighting Policy area. Therefore, the Project is not subject to the provisions of Ordinance No. 655. As such, the Project has no potential to impact the nighttime use of Mt. Palomar Observatory as protected through Riverside County Ordinance No. 655, and no impact would occur.

**B. Agriculture and Forestry Resources**

***Impact:*** *Result in the loss, conversion, or rezoning of forest land to non-forest use.*

***Agriculture and Forestry Resources Thresholds e., f., and g.:*** *The Project has no potential to result in changes to the existing environment that could result in the conversion of forest land to non-forest use.*

1. No Impact:

There are no forest lands in the Project vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur.

**C. Biological Resources**

***Impact:*** *Conflict with any local policies or ordinances protecting biological resources.*

***Biological Resources Threshold g):*** *The Project would not result in impacts due to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

1. Project Impact(s): Aside from the SKR HCP and the MSHCP, which are addressed under the analysis of Threshold a., the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). There are no oak trees or vegetation communities containing oak trees within the Project site, and Ordinance No. 559 applies to properties located above 5,000 amsl in elevation. Therefore, the Project has no potential to conflict with the County's Oak Tree Management Guidelines or Riverside County Ordinance No. 559, and no impact would occur (FEIR at p. 4.4-35)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

**D. Geology and Soils**

***Impact:*** *Unstable geological unit or soil resulting in ground subsidence.*

***Geology and Soils Threshold e):*** *The Project would not result in impacts due to a geologic unit*

*or soil that is or would become unstable and that potentially could result in ground subsidence.*

1. No Impact:

The Project site is not "susceptible" to ground subsidence. The nearest lands subject to subsidence hazards occurs approximately 0.7-mile west of the Project site. Accordingly, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence, and no impact would occur.

***Impact:*** *Affecting subsurface sewage disposal systems or soils incapable of adequately supporting septic tanks or alternative disposal systems.*

***Geology and Soils Threshold l):*** *The Project has no potential to result in impacts due to soils incapable of supporting use of septic tanks or alternative waste water disposal systems where sewers are not available.*

1. No Impact:

Sewer service to the proposed Project would be provided by the WMWD, and no septic tanks or alternative wastewater disposal systems are proposed as part of the Project. Accordingly, no impact would occur. (FEIR at p. 4.7-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

**E. Hazards and Hazardous Materials**

***Impact:*** *Project site location included on a list of hazardous materials sites.*

***Hazards and Hazardous Materials Threshold e):*** *The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.*

1. No Impact:

The analysis conducted by GeoTek included a review of regulatory databases, and determined that the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, the Project would not create a significant hazard to the public or the environment due to the Project site's inclusion on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no impact would occur. (FEIR at p. 4.9-22)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

***Impact:*** *Result in a safety hazard due to proximity to a private airstrip or heliport.*

***Hazards and Hazardous Materials Threshold i):*** *Residents and workers associated with the Project would not be exposed to safety hazards associated with a private airstrip or heliport.*

1. No Impact:

There are no active private airstrips in the Project vicinity. The nearest active private airport is the Perris Valley Airport, located 10.9 miles southeast of the Project site. The Project site is not located within the AIA for this facility, and the Project would not be subject to substantial safety hazards due to aircraft operations at the Perris Valley Airport. As such, the Project would not result in a safety hazard for people residing or working in the Project area, and no impact would occur. (FEIR at p. 4.9-22)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

**F. Hydrology and Water Quality**

***Impact:*** *Release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

***Hydrology and Water Quality Threshold h):*** *The Project would not result in impacts regarding the release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

1. No Impact:

The Project site is located approximately 35 miles northeast of the Pacific Ocean, and as such there is no potential for the Project site to be inundated with tsunamis. According to Figure 10 of the LMWAP, the Project site is not located within the dam inundation area for any bodies of water. As such, it can be concluded that the Project site also would not be subject to seiche hazards associated with nearby bodies of water, such as Lake Mathews. Additionally, and as discussed more fully under the analysis of Threshold g., areas planned for development on site are not located in areas subject to inundation during the 1% annual chance flood. Accordingly, the Project would not risk the release of pollutants due to inundation from floods, tsunamis, or seiches, and no impact would occur. (FEIR at p. 4.10-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

**G. Land Use and Planning**

***Impact:*** *Disrupting the physical arrangement of an established community.*

***Land Use and Planning Threshold b):*** *The Project would not result impacts due to disrupting or dividing the physical arrangement of an established community (including a low-income or minority community).*

1. No Impact:

The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and impacts would be less

than significant. (FEIR at p. 4.11-29)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

**H. Mineral Resources**

***Impact:*** *Result in the loss of a known mineral resource that is of value to the region or residents of the State.*

***Mineral Resources Threshold a):*** *The Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.*

1. No Impact:

The Project site does not contain any known mineral resources that would be of value to the region or the residents of the State. Accordingly, with implementation of the proposed Project there would be no impact to known mineral resources. (FEIR at p. 4.12-4)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted therein.

***Impact:*** *Resulting in the loss of a locally-important mineral resource recovery site.*

***Mineral Resources Threshold b):*** *The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and no impact would occur.*

2. No Impact:

The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur. (FEIR at p. 4.12-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted therein.

***Impact:*** *Incompatible land use located adjacent to a State-classified or designated area or existing surface mine.*

***Mineral Resources Threshold c):*** *The Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.*

3. No Impact:

The Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and no impact would occur. (FEIR at p. 4.12-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted therein.

***Impact:*** *Exposure of people or property to hazards from proposed, existing, or abandoned*

*quarries or mines.*

***Mineral Resources Threshold d):*** *The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines.*

4. No Impact:

The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no impact would occur (FEIR at p. 4.12-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted therein.

**I. Population and Housing**

***Impact:*** *Displace substantial numbers of existing people or housing.*

***Population and Housing Threshold a):*** *The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.*

1. No Impact:

Implementation of the proposed Project would result in the demolition of this existing home. However, as part of the Project a total of 231 single-family homes would be constructed on site, which would more than offset the loss of one single-family residence. Additionally, because there is only one single-family home on site under existing conditions, the Project would not displace "substantial" numbers of existing people or housing. As such, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur. (FEIR at p. 4.15-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

***Impact:*** *Creation of a demand for additional housing, including low-income housing.*

***Population and Housing Threshold b):*** *The Project would not result in a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.*

1. No Impact:

The Project would entail development of the 140.8-acre Project site with 231 single-family homes, thereby accommodating new housing opportunities within the County. The Project does not include any land uses, such as commercial retail or light industrial land uses, that would generate new employees or an increased demand for additional housing. Therefore, the Project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, and no impact would

occur. (FEIR at p. 4.15-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the EIR are determined to be less than significant in consideration of existing regulations and Project Design Features.

**A. Aesthetics**

***Impact:*** *Effect upon a scenic highway corridor.*

***Aesthetics Threshold a):*** *The Project would result in a less-than-significant impact upon a scenic highway corridor within which it is located.*

1. Project Impact(s): There are no officially-designated scenic highway corridors in the Project vicinity or viewshed. The closest State-designated scenic highway to the Project site is SR 243, which is located approximately 27.1 miles east of the Project site. The closest County-eligible scenic highway is El Sobrante Road, which is located approximately 3.7 miles southwest of the Project site. Due to distance and intervening topography, the Project site would not be visible from any portion of an officially-designated or eligible scenic highway corridor, and impacts would be less than significant. (FEIR at pp. 4.1-9)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

***Impact:*** *Damage to scenic resources, obstruction of scenic vistas, or creation of aesthetically offensive site, or degrade visual or quality of public views of the site and its surroundings in non-urbanized areas and conflict with zoning or other scenic quality regulations in urbanized areas.*

***Aesthetics Thresholds b and c):*** *The Project would result in a less-than-significant impact upon scenic resources, including but not limited to the potential to damage trees, rock outcroppings, historic buildings, or landmark features; less-than-significant impacts due to the obstruction of prominent scenic vistas or views open to the public; less-than-significant impacts due to the creation of an aesthetically offensive site open to public view; and less-than-significant impacts due to the degradation of existing visual character or quality of public views of the site and its surroundings.*

2. Project Impact(s): The Project site is largely disturbed and implementation of the Project would not result in any damage to scenic resources including trees, rock outcroppings, unique or landmark features, or scenic vistas available to the public. The Project would appear as a continuation of the existing rural residential development pattern in the area, and there are no components of the Project that would result in the creation of an aesthetically offensive

site open to public view. The Project also would be subject to compliance with the applicable zoning provisions of Ordinance No. 348, and would be required to comply with all other applicable County ordinances governing scenic quality. Therefore, the Project would not result in the creation of an aesthetically offensive site open to public view. The Project also would not degrade the existing visual character or quality of public views of the site and its surroundings. Impacts would be less than significant. (FEIR at pp. 4.1-10- and -11)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

***Impact:*** *Light or glare which could adversely affect day or nighttime views and exposure of residential property to unacceptable light levels.*

***Aesthetics Thresholds e and f):*** *The Project would have a less-than-significant impact upon day and nighttime views in the area and due to the exposure of residential property to unacceptable light levels*

Project Impact(s): Development on the Project site would be subject to Riverside County Ordinance No. 915. None of the Project's proposed building materials would consist of reflective materials, except for the proposed windows, which would not be mirrored and would have similar low-potential glare characteristics as do other glass windows on residential buildings in the Project vicinity. Impacts would be due to light and glare less-than-significant. (FEIR at p. 4.1-11 and -12)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

**B. Agriculture and Forestry Resources**

***Impact:*** *Conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.*

***Agriculture and Forestry Resources Threshold b):*** *The Project would result in less-than-significant impacts due to conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve.*

1. Project Impact(s): The Project Applicant is proposing to rezone the Project site for "One Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-1-10,000)" land uses as part of Change of Zone No. 2200031 (CZ2200031), which is not an agricultural zoning classification pursuant to Ordinance No. 625. Therefore, with approval of CZ2200031, the Project would not conflict with existing agricultural zoning, and no impact would occur. There are no components of the proposed Project that could result in indirect impacts to off-site agricultural uses. The Project site is not subject to a Williamson Act contract and is not

located within any County Agricultural Preserves, and with mandatory compliance with Riverside County Ordinance No. 625 there are no components of the proposed Project that have the potential to adversely affect agricultural operations at the nearest agricultural preserve/Williamson Act-contracted lands. Impacts would be less than significant. (FEIR at p. 4.2-9)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

***Impact:*** *Cause development of non-agricultural uses within 300 feet of agriculturally zoned property or otherwise conflict with Riverside County Ordinance No. 625 ("Right to Farm").*

***Agriculture and Forestry Resources Threshold c):*** *The Project would result in less-than-significant impacts due to development of non-agricultural uses within 300 feet of agriculturally-zoned property.*

1. Project Impact(s): Although the Project site occurs within 300 feet of agriculturally-zoned property located north and east of the Project site, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Based on the mandatory compliance with Ordinance No, 625, impacts would be less than significant. (FEIR at p 4.2-10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

***Impact:*** *Change in the existing environment that could result in the conversion of Farmland to non-agriculture use.*

***Agriculture and Forestry Resources Threshold d):*** *The Project would result in a less-than-significant impact due to changes in the existing environment that could result in conversion of Farmland to non-agriculture use.*

2. Project Impact(s): Assuming mandatory compliance with Riverside County Ordinance No. 625, there are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts would be less than significant. (FEIR at p. 4.2-10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

C. **Air Quality**

***Impact:*** *Obstruct or conflict with implementation of the applicable air quality plan.*

***Air Quality Threshold a):*** *The Project would not conflict with or obstruct implementation of the applicable air quality plan, and impacts would be less than significant.*

1. Project Impact(s): The Project's regional and localized construction- and operational-source emissions would not exceed applicable regional significance thresholds or LSTs. Additionally, although the Project is inconsistent with the site's existing General Plan land use designation and zoning classification, the analysis of Thresholds b. and c. demonstrates that the Project's construction and long-term operational activities would not exceed any of the SCAQMD Regional Thresholds or LSTs. As such, the Project would not conflict with or obstruct implementation of the applicable air quality plan, and impacts would be less than significant. (FEIR at 4.3-20 through -26)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted therein.

***Impact:*** *Result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standards.*

***Air Quality Threshold b):*** *The Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is nonattainment, and impacts would be less than significant.*

1. Project Impact(s): Project construction-and operational-related regional emissions would not exceed any of the SCAQMD Regional Thresholds for criteria pollutants. As such, Project regional construction- and operational-related emissions would not result in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard, and impacts would be less than significant. (FEIR at 4.3-26 through -28)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted therein.

***Impact:*** *Exposure of sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations.*

***Threshold c):*** *The Project would not expose sensitive receptors which are located within one mile of the Project site to substantial pollutant concentrations, and impacts would be less than significant.*

1. Project Impact(s): Project-related construction emissions would not exceed the SCAQMD LSTs for any criteria pollutant, and long-term operation of the Project would not expose

sensitive receptors to substantial pollutant concentrations. The Project would not produce the volume of traffic required to generate a CO "hot spot." Given the distance of the Project from surrounding sensitive receptors, the dominant wind patterns blowing to the northwest away for receptors, and the annual $PM_{2.5}$ emissions from equipment during each year of construction, any DPM generated from construction activity would result in less-than-significant ground-level concentrations of DPM and would not result in a significant health risks to nearby sensitive receptors. Therefore, the Project would not expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations, and impacts would be less than significant. (FEIR at pp. 4.3-28 through 4.3-33).

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted therein.

***Impact:*** *Generation of other emissions, including those leading to odors, that could adversely affect a substantial amount of people.*

***Air Quality Threshold d):*** *The Project would result in a less-than-significant impact due to the generation of emissions, including odors, which could substantially affect a substantial number of people.*

1. The Project does not propose land uses typically associated with emitting objectionable odors. Standard construction requirements would minimize odor impacts from construction. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with Riverside County Ordinance No. 745. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. The Project also would be required to comply with California Code of Regulations (CCR), Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment. The Project also would also comply with the SCAQMD (Southern Coast Air Quality Management District) Regulation XI, Rule 1113 – Architectural Coating, which would minimize odor impacts from VOC emissions during architectural coating. The proposed system for the sewer lift station has been designed to efficiently pump out wastewater multiple times per hour, would include redundancies to prevent failure, and would be required to include odor control measures in conformance with County standards. Therefore, odors associated with the proposed Project construction and operations would be less than significant. (FEIR at p. 4.3-33)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted therein.

**D. Biological Resources**

***Impact:*** *Migratory fish or wildlife movement corridors and wildlife nursery sites.*

***Biological Resources Threshold d):*** *The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species.*

1. Project Impact(s): The Project site has not been identified as occurring in a wildlife corridor, and the Project site does not contain any native wildlife nursery sites. The nearest movement corridors to the Project site, as identified by the MSHCP, occur approximately 1.8 miles to the northeast and 3.0 miles to the southwest. As such, implementation of the proposed project would not impact wildlife movement opportunities and impacts to wildlife corridors and linkages would be less than significant. (FEIR at 4.4-41)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

**E. Energy**

***Impact:*** *Wasteful, inefficient, and unnecessary energy consumption.*

***Energy Threshold a):*** *The Project would result in less-than-significant impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operations.*

1. Project Impact(s): Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would not result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation. (FEIR at pp. 4.6-12 to 4.6-22)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted therein.

***Impact:*** *Conflict with or obstruct State or local plans for renewable energy and energy efficiency.*

***Energy Threshold b):*** *The Project would result in less-than-significant impacts due to conflicts with or obstructions of State and local plans for renewable energy and energy efficiency.*

2. Project Impact(s): Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other warehouse projects of similar scale and intensity that are operating in California, as the Project would be subject to current regulatory requirements, such as the 2022 version of Title 24, which was not in effect when most

existing developments were constructed. Based on the analysis presented herein, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and impacts would be less than significant. (FEIR at pp. 4.6-22 to 4.6-24)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted therein.

**F. Geology and Soils**

***Impact:*** *Seismic-related ground failure and liquefaction.*

***Geology and Soils Threshold b):*** *The Project has a less-than-significant impacts due to potential to result in impacts due to seismic-related ground failure, including liquefaction.*

1. Project Impact(s)

Based on site observations and subsurface investigations conducted by GeoTek, liquefaction is not considered to be a hazard at the Project site due the lack of a true groundwater level within the site and presence of shallow bedrock. Also, the potential for seismically-induced settlement at the property is considered to be nil because of the minimal thickness of soil atop bedrock. Accordingly, the Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would therefore be less than significant. (FEIR at p. 4.7-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Geological hazards such as seiches, mudflow, and volcanoes.*

***Geology and Soils Threshold f):*** *The Project would result in less-than-significant impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazards.*

1. Project Impact(s): The Project site is not subject to volcanic hazards or hazards associated with seiches. Although the Project site and surrounding areas exhibit undulating topography, due to the relatively shallow depth to bedrock that occurs across the Project site, the risk of mudflow associated with these hill forms would be low. As such, impacts due to mudflow hazards would be less than significant. (FEIR at p. 4.7-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Changes to topography and ground surface relief features.*

***Geology and Soils Threshold g):*** *The Project would result in less-than significant impacts due to changes to topography or ground surface relief features.*

1. Project Impact(s): The Project site would be graded in a manner that largely approximates the site's existing topographic conditions. The Project would require a total of approximately

520,000 cy of cut and fill. Earthwork activities are expected to balance on site and no import or export of soils would be required. Thus, the Project would not result in a substantial change in topography or ground surface relief features, and impacts would be less than significant. (FEIR at p. 4.7-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact: Soil erosion, wind erosion, blow sand, or the loss of topsoil.***

***Geology and Soils Threshold j) and m):*** *The Project would result in less-than-significant impacts due to changes to topography and ground surface relief features.*

2. Project Impact(s): The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain an NPDES permit for construction activities and adhere to a SWPPP as well as SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460. Following development, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. The Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. Impacts would be less than significant. (FEIR at p. 4.7-17)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

**G. Hazards and Hazardous Materials**

***Impact:*** *Hazards involving the transport, use, disposal, or accidental release of hazardous materials.*

***Hazards and Hazardous Materials Thresholds a) and b):*** *The Project would result in less-than-significant impacts due to the creation of a significant hazard to the public or the environment through either the routine transport, use, or disposal of hazardous materials, or through foreseeable upset and accident conditions involving hazardous materials.*

1. Project Impact(s): Based on the Phase I/II ESA prepared by GeoTek (*Technical Appendix H*), there are no indications of on-site or off-site RECs affecting the Project site under existing conditions. During demolition of the existing single-family residence on site, the Project's construction contractors would be required to comply with SCAQMD Rule 1403 to address potential hazards associated with ACMs and with Title 17, CCR, Division 1, Chapter 8 to address potential hazards associated with LBPs. Thus, with mandatory compliance with applicable regulations, potential impacts associated with Project demolition activities would

be less than significant. During Project construction and operation, mandatory compliance with federal, State, and local regulations would ensure that the Project as proposed would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. (FEIR at p. 4.9-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

***Impact:*** *Impairment of or interferent with an emergency response or evacuation plan.*

***Hazards and Hazardous Materials Threshold c):*** *The Project would not result in impacts due to impairment of or interference with an adopted emergency response plan or an emergency evacuation plan.*

2. Project Impact(s): The Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency facilities exist on the Project site, and the site does not serve as an emergency evacuation route. Thus, impacts would be less than significant. (FEIR at p. 4.9-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

***Impact:*** *Emission or handling of hazardous materials within one-quarter mile of an existing or proposed school.*

***Hazards and Hazardous Materials Threshold d):*** *The Project would result in less-than-significant impacts due to the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.*

1. Project Impact(s): Although there are no existing or planned schools within one-quarter mile of the Project site, the Goddard School of Riverside is located approximately 0.1-mile southeast of the Project site and provides daycare services. However, the Project does not contain any land uses associated with the emissions or handling of hazardous or acutely hazardous materials, substances, or waste. As discussed under Threshold d., the use of and transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. With mandatory regulatory compliance, the Project would not emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and impacts would be less than significant. (FEIR at pp. 4.9-21 and -22)

   The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

***Impact:*** *Inconsistency with an Airport Master Plan, requiring review by the Airport Land Use Commission, or resulting in a safety hazard due to proximity to an airport.*

***Hazards and Hazardous Materials Thresholds f), g), and h):*** *The Project site is not located within an Airport Master Plan area, and although located within the AIA for the March Air Reserve Base (MARB), the Project was determined to be fully consistent with the MARB ALUCP, subject to certain Airport Land Use Commission (ALUC) standard conditions of approval*

1. Project Impact(s): The Project site is not located within two miles of a public airport or within an airport land use plan, and there are no components of the proposed Project that would affect airport operations. However, the Project site is located within the AIA for the MARB, the Project required review by the Riverside County Airport Land Use Commission (ALUC), which determined that the Project would be fully consistent with the March ARB ALUCP, subject to certain ALUC standard conditions of approval. Therefore, the Project would not result in an inconsistency with an Airport Master Plan, would not require review by the Airport Land Use Commission, and would not result in a safety hazard for people residing or working in the Project area. Impacts would be less than significant. (FEIR at p. 4.9-22) The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

**H. Hydrology and Water Quality**

***Impact:*** *Violation of water quality standards or waste discharge requirements, decrease of groundwater supplies, interference with groundwater recharge, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

***Hydrology and Water Quality Threshold a), b), and i):*** *The Project would result in less-than-significant impacts due to a violation of water quality standards or waste discharge requirements, less-than-significant impacts due to the degradation of surface or groundwater quality, less-than-significant impacts to groundwater recharge, and less-than-significant impacts due to a conflict with a water quality control plan or sustainable groundwater management plan.*

1. Project Impact(s): The Projec would be served potable water by the WMWD, and no groundwater wells are proposed on site; thus, Project direct impacts to groundwater supplies would be less than significant. Additionally, the total amount of runoff from the site would not change with Project development, and as such Project-related runoff would be conveyed to downstream facilities where groundwater recharge would continue to occur. Additionally, water quality impacts during construction, including potential impacts due to a conflict with

the Santa Ana River Basin Plan and potential impacts to groundwater quality, would be less than significant. In addition, with implementation of the proposed Project, all runoff generated on site would be appropriately treated by the Project's BMPs prior to ultimate discharge into the Santa Ana River watershed. Thus, the Project would not adversely affect surface or groundwater quality. Accordingly, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge; and would not conflict with the Santa Ana River Basin Plan or result in adverse groundwater quality impacts. Impacts would be less than significant. (FEIR at p. 4.10-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

***Impact:*** *Alteration of existing drainage patterns or creation of excessive runoff which would exceed the capacity of existing or planned drainage systems.*

***Hydrology and Water Quality Threshold c) and f):*** *The Project would result in less-than-significant impacts due to substantial additional sources of polluted runoff and due to alterations to the existing drainage pattern of the site, including the alteration of the course of a stream or river or through the addition of impervious surfaces.*

1. Project Impact(s): Grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff continuing to flow into Goldenstar Creek, which would continue to convey runoff in a northwesterly direction. In addition, the Project improvements would not result in an increase in the total peak flows from the Project site under post-development conditions; therefore, the Project would not result in the alteration of the existing alignment of any downstream receiving waters. Additionally, because existing drainage facilities downstream are adequately sized to accommodate peak runoff from the Project site and surrounding areas under existing conditions, and because peak runoff from the Project site would not increase with development of the Project site as proposed, the Project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Impacts would be less than significant. (FEIR at p. 4.10-20)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

***Impact:*** *Substantial erosion or siltation on-site or off-site.*

***Hydrology and Water Quality Threshold d):*** *The Project would result in less-than-significant*

*impacts to erosion or siltation on-site or off-site.*

1. Project Impact(s): With mandatory adherence to the SWPPP requirements, effects associated with construction-related erosion, siltation, water quality, and flooding on downstream water sources and flood control systems would be maintained at a level below significance. With development of the Project site, portions of the Project site, including proposed roadways and residential building pads, would consist of impervious surfaces, with large portions of the Project site, including proposed open space areas and the portions of individual lots that would not be developed with residential homes, consisting of pervious surfaces. Thus, the potential for erosion hazards on site would be substantially decreased as compared to existing conditions with buildout of the Project site. Additionally, implementation of the Project's proposed drainage system would not result in an increase in peak flows from the Project site, indicating that the Project would not result in increased erosion hazards in areas tributary to the Project site. As such, long-term erosion impacts would be less than significant. (FEIR at p. 4.10-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

***Impact:*** *Increased surface runoff resulting in flooding on- or off-site and impediments to or redirection of flood flows.*

***Hydrology and Water Quality Thresholds e) and g):*** *The Project would result in less-than-significant impacts due to an increase in the rate or amount of surface runoff in a manner that could result in flooding on-site and off-site and due to impediments to or redirection of flood flows.*

2. Project Impact(s): The portions of the Project site proposed for residential development are located outside of mapped floodplains and are not subject to inundation due to flood hazards. The Project's proposed drainage system has been designed to preclude the potential for flooding hazards on site, in accordance with standard County requirements. With implementation of the Project's proposed drainage system, the peak runoff from the Project site would not increase as compared to existing conditions. As such, the Project would not substantially increase the rate of surface runoff in a manner which would result in flooding on-site or off-site and would not impede or redirect flood flows, and impacts would be less than significant. (FEIR at p. 4.10-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

## I. Land Use and Planning

***Impact:*** *Conflict with any land use plan, policy, or regulation adopted for the purpose of mitigating an environmental impact.*

***Land Use and Planning Threshold a):*** *The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.*

1. Project Impact(s): The Project would not conflict with the General Plan, LMWAP, the SCAG 2024-2050 RTP/SCS, or any other land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, there are no impacts due to land use incompatibility that have not already been evaluated and mitigated to the maximum feasible extent in relevant sections of this EIR; therefore, Project impacts due to land use incompatibility would be less than significant. (FEIR at p. 4.11-29)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

**J. Noise**

***Impact:*** *Exposure of people to excessive noise levels from public airports.*

***Noise Threshold a):*** *The Project would result in less-than-significant impacts due to noise associated with public airports.*

1. Project Impact(s): The Project site occurs approximately 4.5 miles west of the MARB/IPA, and is located within the AIA for this facility. According to the ALUCP prepared for the MARB/IPA, the Project site occurs within Compatibility Zone "D," which the ALUCP indicates is "mostly within the 55-CNEL contour." According to Table 2B of the Countywide ALUCP Policy Document, the Project's residential land uses are considered "clearly acceptable" with exterior noise levels below 55 dBA CNEL, and are considered "normally acceptable" with exterior noise levels up to 60 dBA CNEL. These noise compatibility levels also are consistent with Table N-1 of the General Plan Noise Element. Therefore, because the Project's proposed residential uses would not be exposed to airport-related noise levels exceeding 60 dBA CNEL, the Project would not expose people residing or working in the Project area to excessive airport-related noise levels, and impacts would be less than significant. (FEIR at p. 4.13-49)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

***Impact:*** *Exposure of people to excessive noise levels from private airstrips.*

***Noise Threshold b):*** *The Project would result in less-than-significant impacts due to noise associated with private airstrips.*

1. Project Impact(s): The nearest private airstrip to the Project site is the Perris Valley Airport,

located approximately 10.9 miles southeast of the Project site. According to the ALUCP prepared for the Perris Valley Airport, the Project site is located well outside of the 55 dBA CNEL contour for this facility. As indicated under the analysis of Threshold a., the Project's residential land uses are considered "clearly acceptable" with exterior noise levels below 55 dBA CNEL. As such, the Project would not expose people residing or working in the Project area to excessive noise levels associated with private airstrips, and impacts would therefore be less than significant. (FEIR at p. 4.13-49)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

***Impact:*** *Generation of a substantial temporary or permanent increase in ambient noise levels.*

***Noise Threshold c):*** *The Project would result in less-than-significant impacts due to the generation of substantial temporary or permanent increases in ambient noise levels in the vicinity of the Project in excess of applicable standards.*

1. Project Impact(s): The maximum Project-related noise levels from typical construction activities would be 61.3 dBA Leq at the nearest sensitive receptor, which is well below the threshold of significance of 80 dBA Leq; thus, noise impacts during typical construction activities would be less than significant. During blasting activities, the nearest sensitive receptor would be exposed to blasting-related noise levels up to 70.2 dBA Lmax, which would not exceed the OSMRE and CFR lowest maximum Airblast Limit (30 CFR 816.67(b)) of 129 dBA Lmax; thus, noise from Project-related blasting activities would be less than significant. Accordingly, Project construction-related noise impacts would be less than significant. Noise from long-term Project operations would not exceed the identified thresholds of significance at the earest sensitive receptor of 55 dBA Leq during daytime hours and 45 dBA Leq during nighttime hours, and the Project-related noise level increase would not exceed the identified threshold of significance of 5.0 dBA Leq. Accordingly, noise from long-term Project operations would be less than significant at all sensitive receptor locations. With the addition of Project traffic, sensitive receptors along the roadway segment of Gamble Avenue south of Iris Avenue would be exposed to traffic-related noise of 52.6 dBA, while noise levels up to 60 dBA CNEL are considered "Normally Acceptable" for residential uses. Project off-site traffic noise level increases would range from -0.5 to 0.8 dBA CNEL under EAPC 2027 traffic conditions and from -0.5 to 6.1 dBA CNEL under Horizon Year 2045 conditions Project -related traffic noise increases under EAPC 2027 and Horizon Year 2045 would be less than significant. A nalysis shows that future interior noise levels for homes along Chicago Avenue and Iris Avenue could exceed the County's interior noise standard of

45 dBA CNEL. The Project Applicant intends to provide each unit in the development with mechanical ventilation, thus the windows can be kept in a closed position. Based on standard construction techniques, interior noise standards can be satisfied using standard windows and construction techniques. Therefore, the Project would satisfy the County of Riverside 45 dBA CNEL interior noise level standards for residential development. (FEIR at p. 4.13-49)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

**K. <u>Population and Housing</u>**

***Impact:*** *Induce substantial unplanned population growth.*

***Population and Housing Threshold c):*** *The Project would result in less-than-significant impacts due to substantial direct or indirect unplanned population growth in the Project area.*

1. <u>Project Impact(s)</u>: Although the projected population of the proposed Project is greater than anticipated by the site's existing General Plan and LMWAP land use designations, population growth on-site would not be substantial within the overall scale of unincorporated Riverside County or the various jurisdictions within the SCAG region. The increase in population associated with the proposed Project has been addressed under the relevant issue areas identified throughout this EIR (e.g., public services, recreation, transportation and traffic, etc.). Under each of these topics, Project-related impacts are determined to be less than significant, or mitigation measures have been imposed to reduce impacts to the maximum feasible extent. There are no components of the proposed population increase that have not already been addressed and accounted for throughout this EIR for the Project site. Therefore, the proposed Project would not directly or indirectly induce substantial unplanned population growth in the area or otherwise result in growth that would result in significant adverse environmental effects not already addressed throughout this EIR. Additionally, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Thus, a less-than-significant impact would occur. (FEIR at pp. 4.15-6 and -7)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

**L. <u>Public Services</u>**

***Impact:*** *Impacts associated with new or altered fire protection facilities or the need for new or physically altered fire protection facilities.*

***Public Services Threshold a):*** *The Project would result in less-than-significant impacts*

*associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection facilities.*

1. Project Impact(s): With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Fire Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new fire protection facilities that could result in a significant impact to the environment. (FEIR at p. 4.16-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered sheriff facilities or the need for new or physically altered sheriff facilities.*

***Public Services Threshold b):*** *The Project would result in less-than-significant impacts associated with the provision of new or physically altered sheriff facilities or the need for new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services.*

1. Project Impact(s): With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Sheriff's Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment. (FEIR at p. 4.16-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered school facilities or the need for new or physically altered school facilities.*

***Public Services Threshold c):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered school facilities or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.*

1. Project Impact(s): The Project would generate approximately 124 students on an annual basis. Although the RUSD may need to construct new school facilities to meet the growing

demand within this part of Riverside County, the payment of mandatory school impact fees would ensure that the Project would not result in significant direct or cumulatively-considerable impacts to the ability of the RUSD to provide for school services. As such, the Project impacts would be less than significant. (FEIR at p. 4.16-13)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered library facilities or the need for new or physically altered library facilities.*

***Public Services Threshold d):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered library facilities or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services.*

1. Project Impact(s): The Project would be required to contribute DIF fees, which would be used in part to provide for library space and/or new book volumes. Accordingly, with payment of DIF fees, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulatively-considerable basis. (FEIR at pp. 4.16-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

***Impact:*** *Impacts associated with new or altered health care facilities or the need for new or physically altered health care facilities.*

***Public Services Threshold e):*** *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered health care facilities or the need for new or physically altered health care facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health care services.*

2. Project Impact(s): With payment of mandatory DIF fees, the Project would result in less-than-significant direct and cumulatively-considerable impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment.. (FEIR at p. 4.16-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

**M. Recreation**

***Impact:*** *Construction or expansion of recreational facilities or trail systems.*

***Recreation Threshold a) and d):*** *The Project would result in less-than-significant impacts due to the construction or expansion of recreational facilities or trail systems.*

1. Project Impact(s): The physical construction of the on-site recreational facilities has been addressed under the relevant issue areas identified throughout this EIR (e.g., air quality, biological resources, cultural resources). Under each of these topics, Project impacts are determined to be less than significant, or mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no components of the planned recreational facilities on site that have not already been addressed and accounted for throughout this EIR. Accordingly, Project impacts due to parkland development on site would be less than significant, requiring no mitigation beyond that which is identified in other portions of this EIR. (FEIR at p. 4.17-3)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

***Impact:*** *Use of existing recreational facilities leading to substantial physical deterioration or conflict with a Community Service Area/recreation and park district with a Community Parks and Recreation Plan.*

***Recreation Threshold b) and c):*** *The Project would result in less-than-significant impacts due to the use of existing recreational facilities or conflict with a Community Service Area/recreation and park district with a Community Parks and Recreation Plan.*

1. Project Impact(s): The Project Applicant would be required to pay fees pursuant to Section 10.35 of Ordinance No. 460, which would provide funding to allow Riverside County to acquire and/or improve new parkland within the County. Thus, impacts due to a conflict with Riverside County's parkland dedication requirements would be less than significant. Additionally, because the Project Applicant would be required to provide for adequate parkland either on site or through in-lieu fees, any increase in the use of existing recreational facilities within the County by future Project residents would be off-set by existing County residents utilizing the Project's proposed recreational amenities and/or the recreational amenities to be accommodated by the Project Applicant's payment of in-lieu fees pursuant to Ordinance No. 460. Thus, the Project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant. (FEIR at p. 4.17-4)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

**N. Transportation**

***Impact:*** *Conflicts with a program, plan, ordinance, or policy addressing the circulation system.*

***Transportation Threshold a):*** *The Project would result in less-than-significant impacts due to conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.*

1. Project Impact(s): The proposed Project would be fully consistent with Connect SoCal, the Riverside County CMP, and the Riverside County General Plan Circulation Element. There are no components of the proposed Project that would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. Impacts would be less than significant. (FEIR at pp. 4.18-8 to 4.18-9)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

***Impact:*** *Increased roadway hazards due to a geometric design feature or incompatible uses.*

***Transportation Threshold c):*** *The Project would result in a less-than-significant impact due to hazards resulting from a geometric design feature or incompatible uses.*

2. Project Impact(s): All physical improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and the Project's residential land uses are compatible with land uses in the surrounding area. The Project would not substantially increase hazards due to a geometric design feature or due to incompatible land uses. Impacts would be less than significant. (FEIR at p. 4.18-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

***Impact:*** *Effect upon or need for new or altered maintenance of roads.*

***Transportation Threshold d):*** *The Project would create a less-than-significant effect due to the need for new or altered maintenance of roads.*

3. Project Impact(s): Although the Project would result in the increased maintenance of roadways and would increase traffic on existing and planned roadways, any incremental increase in the need to maintain public roadway facilities would be offset by tax revenue generated by the Project's proposed land use. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. (FEIR at p. 4.18-13)

   The evidence supporting these conclusions includes, without limitation, the discussion of

these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

***Impact:*** *Effects upon circulation during construction*

***Impact:*** *Construction or expansion of a bike system or bike lanes.*

***Transportation Threshold g):*** *The Project would not result in significant environmental effects due to the construction or expansion of a bike system or bike lanes.*

6. Project Impact(s): The Project would accommodate community trail segments along the Project's frontages with Harvill Avenue, Seaton Avenue, and Old Oleander Avenue. Impacts associated with the construction of these trail segments are inherent to the Project's construction phase, and have been evaluated throughout this EIR under the appropriate subject heading (e.g., biological resources, etc.). There would be no impacts to the environment specifically related to the construction of this community trail that have not already been evaluated and mitigated for throughout the Project's FEIR. Accordingly, impacts would be less than significant. (FEIR at p. 4.18-33)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

**O. Utilities and Services Systems**

***Impact:*** *Relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems leading to significant environmental effects.*

***Utilities and Service Systems Threshold a):*** *The Project would have a less-than-significant-impact to the environment due to the construction or relocation of new or expanded water, wastewater treatment, or storm water drainage systems.*

1. Project Impact(s): Although the Project would require construction of new or expanded water, wastewater conveyance, and stormwater drainage systems, impacts associated with the construction of such facilities have been evaluated throughout this EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed water, sewer, and drainage improvements that have not already been addressed. As such, with the mitigation measures specified in this EIR, Project impacts due to water, sewer, and drainage improvements would be less than significant. Additionally, the Project's wastewater generation would represent approximately 0.1% of the RWQCP's daily capacity. Accordingly, the Project would not result in or require the expansion of the existing facilities at the RWQCP, and impacts would be less than significant. (FEIR at p. 4.20-29)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

***Impact:*** *Adequacy of water supplies during normal, dry, and multiple dry years.*

***Utilities and Service Systems Threshold b):*** *The Project would have insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.*

1. Project Impact(s): Because the WMWD UWMP determined that the WMWD would have adequate supplies during normal, dry, and multiple dry years through at least 2045, the Project only has the potential to conflict with the UWMP projected supplies and demand based on the anticipated increase in the number of dwelling units proposed as part of the Project as compared to the number of dwelling units anticipated by the UWMP for the Project site. The Project would result in an increase in the number of dwelling units projected on site by 105 dwelling units, which would result in a net increase in demand of approximately 106.0 AFY (94,568 gpd). The Project's incremental increase in demand represents only 6.6% of WMWD's excess capacity in 2020 and represents only 1.8% of WMWD's projected excess capacity in 2045. Thus, the Project's incremental increase in water demand would be accommodated by WMWD's existing and projected excess capacity. Because the UWMP demonstrates that the WMWD would have sufficient water supplies even during single and multiple dry years to meet the projected demand within its district through the year 2045, it can be concluded that the WMWD would have sufficient water supplies to serve the Project based on existing entitlements and resources. The Project also would not result in the construction or expansion of facilities, beyond the on-site and site adjacent improvements that are inherent to the Project's design and that already have been evaluated throughout this EIR. Impacts would be less than significant. (FEIR at pp. 4.20-29 and 4.20-30)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

***Impact:*** *Impacts from construction or expansion of new wastewater facilities or due to inadequate wastewater treatment capacity.*

***Utilities and Service Systems Thresholds c) and d):*** *The Project would result in less-than-significant impacts due to the construction or expansion of wastewater treatment facilities and to wastewater treatment capacity.*

1. Impacts associated with the Project's proposed sewer improvements are inherent to the Project's construction phase, and impacts have been evaluated throughout this EIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant

direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed sewer improvements that have not already been addressed in pertinent sections of this EIR. As such, with the mitigation measures specified in this EIR, Project impacts due to proposed sewer improvements would be less than significant. With respect to sewer treatment capacity, the Project's 53,360 gpd of wastewater would represent only approximately 0.13% of the RWQCP's total daily treatment capacity. Therefore, it can be concluded that the RWQCP would have adequate capacity to treat sewer flows generated by the Project, and the Project would not result in a determination by the wastewater treatment provider that serves or may service the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Accordingly, because adequate treatment capacity exists at the RWQCP to treat the Project's sewer flows, Project impacts to wastewater treatment capacity would be less than significant. (FEIR at p. 4.20-30)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

***Impact:*** *Generation of solid waste in excess of local capacity and impairment of solid waste reduction goals.*

***Utilities and Service Systems Threshold e):*** *The Project would have a less-than-significant impacts due to solid waste generation in excess of State or Local standards or the capacity of local infrastructure, and the Project would not conflict with any solid waste reduction goals.*

1. Project Impact(s): The Project's 0.26 tpd of solid waste would represent approximately 0.004% of the excess daily capacity at El Sobrante Landfill, approximately 0.01% of the excess daily capacity at the Badlands Landfill, and approximately 0.01% of the excess daily capacity at the Lamb Canyon Landfill. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project. Therefore, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and would not otherwise impair the attainment of solid waste reduction goals, and impacts would be less than significant. (FEIR at p. 4.20-30)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

***Impact:*** *Conflict with management and reduction statutes and regulations related to solid waste.*

***Utilities and Service Systems Threshold f):*** *The Project have a less-than-significant impact due to a conflict with federal, State, or local management and reduction statutes and regulations related to solid wastes, including the Riverside County Integrated Waste Management Plan (CIWMP).*

1. Project Impact(s): With mandatory compliance to AB 939, AB 341, and RCDWR's programs and policies, the Project would not result in a significant impact due to noncompliance with regulations related to solid waste. A less-than-significant impact would occur. (FEIR at p. 4.20-31).

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

***Impact:*** *Impacts resulting from the construction or expansion of new facilities related to electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

***Utilities and Service Systems Threshold g):*** *The Project would have a less-than-significant impact due to the construction of new facilities or the expansion of existing facilities for the provision of electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

1. Project Impact(s): Impacts associated with the construction or expansion of utility facilities would be less than significant or otherwise mitigated to the maximum feasible extent by this EIR. No additional mitigation would be required. (FEIR at p. 4.20-30)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

**P. Wildfire**

***Impact:*** *Impair an adopted emergency response or evacuation plan.*

***Wildfire Threshold a):*** *The Project would result in less-than-significant impacts due to a conflict with any adopted emergency response plans or emergency evacuation plans.*

1. Project Impact(s): The Project site and surrounding areas are not identified as evacuation routes, and there are no adopted emergency response plans or emergency evacuation plans applicable to the Project area. During construction and at Project build-out, the Project would be required to maintain adequate access for emergency vehicles. Additionally, the Project alone only would increase evacuation times in the local area by up to a maximum of 12 minutes, evacuation times only would increase by a maximum of 14 minutes under cumulative conditions, and the Project would not cause or contribute to evacuation times

exceeding the FEMA-identified threshold of 90 minutes under either Project only or cumulative conditions. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts would be less than significant. (FEIR at p. 4.21-6)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

***Impact:*** *Installation or maintenance of infrastructure that may exacerbate wildfire risks.*

***Wildfire Threshold c):*** *The Project would result in less-than-significant impacts due to the installation maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.*

1. Project Impact(s): The Project's FMZs would require on-going maintenance, including on-going thinning of vegetation, that could result in significant environmental effects, particularly to biological resources. However, impacts associated with Project implementation, including implementation of the recommended FMZs, are evaluated within appropriate subject headings throughout this EIR (e.g., Section 4.4, Biological Resources), and in all cases impacts were determined to be less than significant, or would be reduced to less-than-significant levels with the implementation of mitigation measures. Accordingly, the Project would not exacerbate fire risk, and would not result in temporary or ongoing impacts to the environment beyond what is already evaluated and disclosed by this EIR. Impacts would be less than significant. (FEIR at p. 4.21-25)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

***Impact:*** *Exposure of people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes.*

***Wildfire Threshold d):*** *The Project would not result in any impacts due to the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.*

1. Project Impact(s): Although during extreme fire conditions there still would remain a potential for wildland fires to affect future buildings on site, implementation of the recommendations of the Project's FPP (EIR Technical Appendix L1) and applicable fire-related regulatory requirements would reduce the site's vulnerability to wildfire to less-than-significant levels. Additionally, with development of the site runoff on the site would be controlled by the Project's proposed drainage system, thereby precluding fire-related flooding impacts downstream. In addition, the Project site would not cause or be affected by

fire-induced landslides. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant. (FEIR at p. 4.21-28)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these impacts would be avoided or substantially lessened to a level of less than significant through existing regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program), which is incorporated herein by this reference. Accordingly, the County makes the following findings as to each of the following impacts pursuant to State CEQA Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

**A. Biological Resources**

***Impact:*** *Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plans.*

***Biological Resources Threshold a):*** *The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan, with implementation of Final EIR Mitigation Measures MM 4.4-1 through MM 4.4-8 (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not conflict with the SKR HCP, with the mandatory payment of fees pursuant to Riverside County Ordinance No. 663. The Project would not result in a conflict with the MSHCP Reserve Assembly requirements. However, the Project would result in permanent impacts to approximately 0.24-acre of MSHCP Section 6.1.2 riparian/riverine habitat within Drainage 1. Thus, prior to mitigation, the Project's anticipated impacts to MSHCP Section 6.1.2 would represent potentially significant impacts. The Project would also result in impacts to 0.24-acre of southern willow scrub plant that provides moderate quality habitat for the State- and federally-listed endangered least Bell's vireo. Additionally, the Project has the potential to result in impacts to the burrowing owl, if the site were to become occupied prior to commencement of construction activities; thus, prior to mitigation, potential impacts to the burrowing owl represent a conflict with MSHCP Section 6.3.2. (FEIR at pp. 4.4-24 through 4.4-26)

2. Finding: The Mitigation Measures (MM) and County Regulatory Requirements (RRs) outlined below would reduce impacts due to conflicts with approved conservation plans to less-than-significant levels. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**Mitigation Measure MM 4.4-1 states that:** In order to mitigate Project impacts to 0.14-acre of RWQCB jurisdiction, 0.24-acre of CDFW jurisdiction (consisting of 0.24-acre of southern willow scrub), and 0.24-acre of MSHCP Section 6.1.2 riparian/riverine resources (consisting of 0.24-acre of southern willow scrub), prior to final building inspection a conservation easement shall be placed over the 2.75 acres of riparian/riverine habitat onsite. A Habitat Mitigation Monitoring and Reporting Program shall be prepared to be approved by the County of Riverside Environmental Programs Division, Western Riverside County Regional Conservation Authority and regulatory agencies. Invasive plant species shall be removed to enhance the riparian/riverine habitat onsite and the Project Applicant shall replant the impacted areas with native landscaping.

*Mitigation Measure MM 4.4-1 Implementation Stage: Prior to final building inspection. Mitigation Measure MM 4.4-1 Monitoring Party: Riverside County Planning Department.*

**Mitigation Measure MM 4.4-2 states that:** In order to mitigate impacts to riparian/riverine resources and least Bell's vireo, prior to final building inspection the Project Applicant shall preserve and enhance approximately 92% of the onsite drainage features. The Project Applicant shall install six-foot solid concrete masonry walls on an average of approximately 98 feet from the edge of the riparian habitat to act as a buffer between the riparian habitats within Drainage 1 and 2 and onsite development. Double picket tubular steel fencing with gaps no greater than 2" shall be installed along the backyards of Lots 87 through 90 as to prevent cats from crossing the fence line.

*Mitigation Measure MM 4.4-2 Implementation Stage: Prior to final building inspection. Mitigation Measure MM 4.4-2 Monitoring Party: Riverside County Planning Department.*

**Mitigation Measure MM 4.4-3 states that:** In order to mitigate impacts to riparian/riverine resources and least Bell's vireo, prior to final building inspection the Project Applicant shall fence the onsite trail with a four-foot high wood split rail fence with wire mesh covering the

entire width and height of the fence to deter pedestrians and dogs from entering into the riparian riverine habitat. The trail shall have posted signs at all trail entrances reflecting limited hours of use to the trail, signage to enforce dogs on leash at all times, as well as cautionary signage of rattlesnakes to deter residents from entering into the riparian habitat. Landscaping associated with the trail shall have a restriction of non-native and invasive plant species and will not use any species listed in Table 6-2 of the MSHCP. Habitat enhancement and restoration activities shall be phased to ensure that higher quality habitat shall be available through restoration prior to impacting potentially occupied least Bell's vireo habitat. The Project's CC&Rs shall include a provision requiring the Project's Homeowner's Association (HOA) to be responsible for the maintenance of the trail, including fencing along the trail. Additionally, the Project's CC&Rs shall require the Project's HOA to educate residents of the natural occurring wildlife and natural habitat on the Project site.

*Mitigation Measure MM 4.4-3 Implementation Stage: Prior to final building inspection. Mitigation Measure MM 4.4-3 Monitoring Party: Riverside County Planning Department.*

**Mitigation Measure MM 4.4-4 states that:** In order to preclude potential indirect impacts due to encroachment into open space areas during construction activities, the following measures shall be implemented. The following measures shall be specified in bid documents issued to prospective construction contractors, and Project construction contractors shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance.

- Construction worker training shall be provided by a qualified biologist at the first pre-construction meeting;
- Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;
- No equipment shall be operated in areas of flowing water;
- Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and
- A qualified biologist shall be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat that will be impacted within the onsite drainage features, or within 100 feet of the habitat to be avoided,

and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.

*Mitigation Measure MM 4.4-4 Implementation Stage: Prior to and during construction activities.*

*Mitigation Measure MM 4.4-4 Monitoring Party: County of Riverside Building & Safety Department.*

**Mitigation Measure MM 4.4-5 states that:** In order to preclude potential indirect impacts to on-site preserved riparian habitat and/or on-site mitigation areas, prior to issuance of building permits for lots abutting the on-site drainages Riverside County shall review the building plans to ensure that edge effects have been minimized through the planting of native landscaping on manufactured slopes within the conserved areas, and through the installation of fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances.

*Mitigation Measure MM 4.4-5 Implementation Stage: Prior to issuance of grading permits.*

*Mitigation Measure MM 4.4-5 Monitoring Party: County of Riverside Building & Safety Department.*

**Mitigation Measure MM 4.4-6 states that:** To avoid take of active burrowing owl burrows (nests) and in accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging), the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.

- Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. The results of the survey should be submitted to Riverside County and the California Department of Fish and Wildlife (CDFW) within three days of survey completion. The pre-construction survey shall be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.
- Burrowing Owl Management Plan: If active burrowing owl burrows are detected, the Project Applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a

Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion- activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.

- The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The qualified biologist and Project Applicant shall coordinate with the County of Riverside, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The County shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.
- If burrowing owls are observed within Project site(s) during Project implementation and construction, the Project Applicant shall notify CDFW and the County immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW and the County for review and approval within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The County shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.
- If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW and the County as described above. If burrowing owl are found, the same coordination described above shall be necessary.

- A final report shall be prepared by the qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report shall be submitted to the County and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.

*Mitigation Measure MM 4.4-6 Implementation Stage: Prior to vegetation removal or ground-disturbing activities. Surveys to take place within 30 days of the commencement of any ground-disturbing activities*

*Mitigation Measure MM 4.4-6 Monitoring Party: Riverside County Environmental Programs Department, Riverside County Planning Department.*

**Mitigation Measure MM 4.4-7 states that:** Prior to the issuance of grading or blasting permits, Riverside County shall ensure that the following note is included on the Project's plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

*In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503, 3503.5, and 3513, vegetation clearing and blasting activities shall be conducted outside of the bird nesting season to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance or blasting activities, to determine the presence of nests or nesting birds. The nest surveys shall include the Project site and adjacent areas where project activities have the potential to cause nest failure. The survey results shall be provided to the County's Planning Department. The Project Applicant shall adhere to the following:*

1. *The Project Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.*
2. *Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of*

*Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.*

*If no nesting birds are observed during the survey, site preparation construction, and blasting activities may begin. If active nests are identified, avoidance or minimization measures shall be undertaken in consultation with the County of Riverside and CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, and approved by the County of Riverside, based on their best professional judgement and experience (typically 300-foot buffer for most species, 500-foot buffer for raptor species) . The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The Designated Biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such Project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Within 30 days of completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the County for mitigation monitoring compliance record keeping."*

*Mitigation Measure MM 4.4-7 Implementation Stage: Prior to vegetation removal or ground-disturbing activities. Surveys to take place within 30 days of the commencement of any ground-disturbing activities*

*Mitigation Measure MM 4.4-7 Monitoring Party: Riverside County Environmental Programs Department, Riverside County Planning Department.*

**Mitigation Measure MM 4.4-8 states that:** As a condition of future grading permits,

biological monitoring shall be required during all initial ground-clearing operations. A biological monitor shall be present during initial site clearing activities and at appropriate intervals throughout construction to ensure compliance with mitigation measures and regulatory permit conditions. Monitors shall be responsible for ensuring that impacts to special status species, native vegetation, wildlife habitat, and sensitive or unique biological resources that may be present prior to commencement of construction activities are avoided or appropriately addressed. Monitors shall also conduct Workers Environmental Awareness Program (WEAP) training to inform construction personnel of applicable mitigation measures and permit conditions, as well as any potential for infraction.

If any special status plants or wildlife are found, the biologist shall take appropriate action as defined in the MSHCP, mitigation measures, permit conditions, and/or applicable regulations. Federal, State, and local agencies shall be consulted as needed and appropriate. If needed, an avoidance buffer shall be established to protect the resource until this action has been completed. If common or special status wildlife is discovered, the biologist or biological monitor may move it out of harm's way or encourage it to move out of the work area prior to initiation of Project activities, if safe and feasible and permitted to do so. Monitoring and survey activities shall be documented and, at the conclusion of Project construction activities, all monitoring reports and communications shall be retained in Project files to allow for review by the Lead Agency and wildlife agencies, if requested.

**Regulatory Requirement RR 4.4-1 states that:** Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee.*

*Regulatory Requirement RR 4.4-1 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.4-1 Monitoring Party: Riverside County Planning Department, Environmental Programs Department.*

**Regulatory Requirement RR 4.4-2 states that:** Prior to issuance of grading permits, the Project Applicant shall make payment of fees pursuant to the Stephen's Kangaroo Rat Habitat Conservation Plan and Riverside County Ordinance No. 663, *Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees.*

*Regulatory Requirement RR 4.4-2 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.4-2 Monitoring Party: Riverside County Planning Department, Environmental Programs Department.*

**Regulatory Requirement RR 4.4-3 states that:** Prior to issuance of grading permits or other permits authorizing ground-disturbing activities associated with Plot Plan No. 220008 (Building 13), the Project Applicant shall provide the Riverside County Planning Department with copies of the appropriate Wildlife Agency permits to address impacts to approximately 0.14-acre of Regional Board jurisdictional waters and 0.24-acre of CDFW jurisdictional streambed. Permits required include, but may not be limited to, a Waste Discharge Order pursuant to Section 13260 of the California Water Code from the Santa Ana Regional Water Quality Control Board (Regional Board), and a Section 1602 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW)..

*Regulatory Requirement RR 4.4-3 Implementation Stage: Prior to issuance of grading permits or other permits authorizing ground-disturbing activities.*

*Regulatory Requirement RR 4.4-3 Monitoring Party: Riverside County Planning Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.24-acre of MSHCP Section 6.1.2 riparian/riverine habitat within Drainage 1 are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite. Implementation of Mitigation Measures MM 4.4-2 and MM 4.4-3 would ensure that appropriate fencing is installed in order to mitigate impacts due to onsite development. Implementation of Mitigation Measures MM 4.4-4 and MM 4.4-5 would preclude indirect effects to the preserved riparian/riverine habitat on site during both construction and long-term operation. Implementation of Mitigation Measure MM 4.4-6 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing and rock blasting activities, in accordance with MSHCP Objective 6 for the burrowing owl. Implementation of Mitigation Measure MM 4.4-7 would require pre-construction surveys for nesting bird species, including the least Bell's vireo, and requires the avoidance with appropriate buffers for any active nests identified during the nesting season (February 1st through August 31st). Implementation of Mitigation Measure MM 4.4-8 would ensure that all ground-disturbing activities are monitored by a biological monitor and would ensure that impacts to biological resources are avoided or properly addressed. Impacts would be reduced to less-than-significant levels. (FEIR at pp. 4.4-40 and -41)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

***Impact:*** *Adverse effects, either directly or through habitat modifications, on endangered or threatened species, or on species identified as a candidate, sensitive, or special status species.*

***Biological Resources Thresholds b) and c):*** *The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); or have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not result in any impacts to special status plants. However, there is a potential for the Project site to become occupied by burrowing owls prior to commencement of construction activities. Additionally, territories for the least Bell's vireo were detected on-site during the 2024 focused surveys. A total of 0.24-acre of permanent and temporary impacts to suitable habitat for and occupied by least Bell's vireo (southern willow scrub) would occur within Drainage 1. (FEIR at pp. 4.4-24 through 4.4-26)
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce impacts due to adverse effects, either directly or through habitat modification, on sensitive species to less-than-significant levels. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **Mitigation Measure MM 4.4-6 states that:** To avoid take of active burrowing owl burrows (nests) and in accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging), the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.

   - Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. The results of the survey should be submitted to Riverside County and the California Department of Fish and Wildlife (CDFW) within three days of survey

completion. The pre-construction survey shall be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.

- Burrowing Owl Management Plan: If active burrowing owl burrows are detected, the Project Applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion- activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.
- The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The qualified biologist and Project Applicant shall coordinate with the County of Riverside, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The County shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.
- If burrowing owls are observed within Project site(s) during Project implementation and construction, the Project Applicant shall notify CDFW and the County immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW and the County for review and approval within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The County shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

- If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW and the County as described above. If burrowing owl are found, the same coordination described above shall be necessary.
- A final report shall be prepared by the qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report shall be submitted to the County and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.

*Mitigation Measure MM 4.4-6 Implementation Stage: Prior to vegetation removal or ground-disturbing activities. Surveys to take place within 30 days of the commencement of any ground-disturbing activities*

*Mitigation Measure MM 4.4-6 Monitoring Party: Riverside County Environmental Programs Department, Riverside County Planning Department.*

**Mitigation Measure MM 4.4-7 states that:** Prior to the issuance of grading or blasting permits, Riverside County shall ensure that the following note is included on the Project's plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

*In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503, 3503.5, and 3513, vegetation clearing and blasting activities shall be conducted outside of the bird nesting season to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance or blasting activities, to determine the presence of nests or nesting birds. The nest surveys shall include the Project site and adjacent areas where project activities have the potential to cause nest failure. The survey results shall be provided to the County's Planning Department. The Project Applicant shall adhere to the following:*

1. *The Project Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories,*

*and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.*

2. *Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.*

   *If no nesting birds are observed during the survey, site preparation construction, and blasting activities may begin. If active nests are identified, avoidance or minimization measures shall be undertaken in consultation with the County of Riverside and CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, and approved by the County of Riverside, based on their best professional judgement and experience (typically 300-foot buffer for most species, 500-foot buffer for raptor species) . The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The Designated Biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such Project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Within 30 days of completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the County for mitigation monitoring compliance record keeping."*

*Mitigation Measure MM 4.4-7 Implementation Stage: Prior to vegetation removal or*

*ground-disturbing activities. Surveys to take place within 30 days of the commencement of any ground-disturbing activities*

*Mitigation Measure MM 4.4-7 Monitoring Party: Riverside County Environmental Programs Department, Riverside County Planning Department.*

**Regulatory Requirement RR 4.4-1 states that:** Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee.*

*Regulatory Requirement RR 4.4-1 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.4-1 Monitoring Party: Riverside County Planning Department, Environmental Programs Department.*

**Regulatory Requirement RR 4.4-2 states that:** Prior to issuance of grading permits, the Project Applicant shall make payment of fees pursuant to the Stephen's Kangaroo Rat Habitat Conservation Plan and Riverside County Ordinance No. 663, *Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees.*

*Regulatory Requirement RR 4.4-2 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.4-2 Monitoring Party: Riverside County Planning Department, Environmental Programs Department.*

5. Rationale: Implementation of MM 4.4-6 and MM 4.4-7 would ensure pre-construction nesting surveys are conducted prior to commencement of construction activities (including blasting), and further requires appropriate avoidance of any active nests that may be identified if construction activities are to take place during the nesting season for birds. Implementation of the required mitigation would reduce Project impacts to below a level of significance. (FEIR at p. 4.4-41)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

***Impact:*** *Substantial adverse effect on riparian habitat or other sensitive natural community.*

***Biological Resources Threshold e):*** *The Project would result in less-than-significant impacts due to a substantial adverse effect on riparian habitat or other sensitive natural community in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would result in impacts to 0.24-acre of southern willow scrub,

1.79 acres of Riversidean sage scrub, 8.35 acres of non-native grassland, 99.79 acres mapped as disturbed, and 2.61 acres mapped as developed. As previously noted, the only sensitive vegetation community on site is southern willow scrub, while Riversidean sage scrub, non-native grassland, disturbed, and developed areas are not considered special-status plant communities. Project impacts to 0.24-acre of southern willow scrub habitat represents a significant impact of the proposed Project for which mitigation would be required. (FEIR at p. 4.4-34)

2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts to of riparian/riverine habitat on site to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**Mitigation Measure MM 4.4-1 states that:** In order to mitigate Project impacts to 0.14-acre of RWQCB jurisdiction, 0.24-acre of CDFW jurisdiction (consisting of 0.24-acre of southern willow scrub), and 0.24-acre of MSHCP Section 6.1.2 riparian/riverine resources (consisting of 0.24-acre of southern willow scrub), prior to final building inspection a conservation easement shall be placed over the 2.75 acres of riparian/riverine habitat onsite. A Habitat Mitigation Monitoring and Reporting Program shall be prepared to be approved by the County of Riverside Environmental Programs Division, Western Riverside County Regional Conservation Authority and regulatory agencies. Invasive plant species shall be removed to enhance the riparian/riverine habitat onsite and the Project Applicant shall replant the impacted areas with native landscaping.

*Mitigation Measure MM 4.4-1 Implementation Stage: Prior to final building inspection. Mitigation Measure MM 4.4-1 Monitoring Party: Riverside County Planning Department.*

Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.24-acre of southern willow scrub are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite, and would reduce Project impacts to below a level of significance. (FEIR at p. 4.4-35)

***Impact:*** *Substantial adverse effects on State or federally protected wetlands.*

***Biological Resources Threshold f):*** *The Project would result in less-than-significant impacts due to a substantial adverse effect on State or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)*

*through direct removal, filling, hydrological interruption, or other means, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not result in impacts to federally-protected wetland habitat or Corps jurisdictional waters. However, implementation of the proposed Project would result in impacts to 0.14 acres of Regional Board jurisdictional waters and 0.24 acres of CDFW jurisdictional streambed. Project impacts to areas subject to RWQCB and/or CDFW represent significant impacts for which mitigation would be required. (FEIR at p. 4.4-35)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts to State and federally protected wetlands to a less-than-significant level. The Mitigation Measure reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **Mitigation Measure MM 4.4-1 states that:** In order to mitigate Project impacts to 0.14-acre of RWQCB jurisdiction, 0.24-acre of CDFW jurisdiction (consisting of 0.24-acre of southern willow scrub), and 0.24-acre of MSHCP Section 6.1.2 riparian/riverine resources (consisting of 0.24-acre of southern willow scrub), prior to final building inspection a conservation easement shall be placed over the 2.75 acres of riparian/riverine habitat onsite. A Habitat Mitigation Monitoring and Reporting Program shall be prepared to be approved by the County of Riverside Environmental Programs Division, Western Riverside County Regional Conservation Authority and regulatory agencies. Invasive plant species shall be removed to enhance the riparian/riverine habitat onsite and the Project Applicant shall replant the impacted areas with native landscaping.

   *Mitigation Measure MM 4.4-1 Implementation Stage: Prior to final building inspection. Mitigation Measure MM 4.4-1 Monitoring Party: Riverside County Planning Department.*

   Rationale: Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to approximately 0.14-acre of Regional Board jurisdictional waters and 0.24-acre of CDFW jurisdictional streambed approximately 0.14-acre are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite. Implementation of the required mitigation would reduce the Project's impacts to waters subject to jurisdiction by the Regional Board and CDFW to less-than-significant levels. (FEIR at p. 4.4-41)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

**B. Cultural Resources**

***Impact:*** *Result in the alteration or destruction of a historic site or cause a substantial adverse change of a historical resource.*

***Cultural Resources Thresholds a) and b):*** *The Project would result in less-than-significant impacts due to alteration or destruction of historic sites and adverse changes to the significance of historical resources, as defined in California Code of Regulations, Section 15064.5, with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The existing single-family residence was not found to represent a historical resource and is ineligible for inclusion in the NRHP and CRHR. As such, the existing residence does not comprise a historical resource as defined in Section 105064.5 of the California Code of Regulations, and impacts due to the demolition of this existing residence would be less than significant. As no other historical sites or resources were identified on site, Project impacts to historical sites and resources would be less than significant. However, there is a potential for previously-undiscovered historical resources to occur on the site surface or beneath the surface of areas planned for physical impact (i.e., grading) as part of the Project. Potential impacts to previously-undiscovered historical resources on site or within the off-site improvement areas would be significant on both a direct and cumulatively-considerable basis prior to mitigation. (FEIR at p. 4.5-26)
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts on previously-undiscovered historical resources beneath the surface of areas planned for on- and off-site improvements to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(1)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.5-12 states that:** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated historical or archaeological resources* are discovered, the following procedures shall be followed.

All ground disturbance activities within 100 feet of the discovered historical or cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the historical or archaeological resource. For archaeological resources, a meeting shall be convened between the developer, the Project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. For any historical resources that may be uncovered, a meeting with the County Archaeologist shall be held to determine the significance of and appropriate treatment for the historical resource(s), which may include documentation and/or resource recovery and curation at facilities such as the Western Science Center in Hemet, depending on the significance of the resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this purposes of Mitigation Measure MM 4.5-12, as being a feature and/or three or more artifacts in close association with each other.

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

*MM 4.5-12 Implementation Stage: Prior to grading permit final inspection.*

*MM 4.5-12 Monitoring Party: Riverside County Planning Department, Soboba Band of Luiseño Indians, Pechanga Band of Indians.*

**Regulatory Requirement RR 4.5-1 states that:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

*Regulatory Requirement RR 4.5-1 Implementation Stage: In the event Native American*

*human remains or associated grave goods are discovered.*

*Regulatory Requirement RR 4.5-1 Monitoring Party: County Archaeologist, Riverside County Planning Department.*

4. Rationale: Implementation of MM 4.5-12 would ensure that any historical resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated, including if necessary curation of the historical artifact(s) at the Western Science Center in Hemet or as directed by the County Archaeologist. Implementation of the required mitigation would ensure that any potential impacts to subsurface historical sites or resources would be reduced to less-than-significant levels. (FEIR at p. 4.5-36)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

***Impact:*** *Result in the alteration or destruction of an archeological site or cause a substantial adverse change of a historical resource.*

***Cultural Resources Thresholds c) and d):*** *The Project would result in less-than-significant impacts to archaeological sites and resources with mitigation incorporated.*

1. Project Impact(s): Implementation of the proposed Project would result in direct physical impacts to approximately 0.61-acre of the overall 12.17 acres mapped for Site P-33-12915/CA-RIV-7181, and would impact approximately 0.97-acre of the overall 3.80 acres mapped for Site P-33-12916/CA-RIV-7182, both of which are considered eligible under NRHCP Criterion D and CRHR Criterion 4. In addition, because a Phase II testing program was not conducted for Sites CAR-04, CAR-05, CAR-08, CAR-09, CAR-10, CAR-11, CAR-12, and CAR-13-1, for purposes of analysis herein these sites are considered eligible for inclusion in the NRHP and CRHR. The Project would result in direct impacts to Sites CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1. Therefore, Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1 represent a significant impact of the proposed Project for which mitigation would be required. The remaining archeological sites identified on the Project site either are not considered eligible for listing under the NRHP or the CRHR (Sites P-33-12917/CA-RIV-7183, P-33-02918/CA-RIV-7184, CA-01, and CA-02) or would not be impacted by the Project (Sites CAR-09, CAR-11, and CAR-12); thus, Project impacts to Sites P-33-12917/CA-RIV-7183, P-33-02918/CA-RIV-7184, CA-01, CA-02, CAR-09, CAR-11, and CAR-12 would be less than significant. In addition, the existing residence does not comprise a historical resource as defined in Section 105064.5 of the California Code of Regulations,

and impacts due to the demolition of this existing residence would be less than significant. would ensure that Feature E of Site P-33-02918 (CA-RIV-7184) and CAR-12 are capped with layers of soil or sand fill, above which landscaping, trails, recreation areas, or access roads could be constructed, which would preclude impacts to these resources. (FEIR at pp. 4.5-26 through 4.5-30)

2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts on previously-undiscovered historical resources or archeological sites to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.5-1 states that:** Controlled Grading: Although all bedrock features will be either preserved in place or relocated into open space on site, the soils surrounding cultural Site(s) P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, and CAR13-I will be impacted during construction activities. To address controlled grading in this area, a plan will be developed in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, and included in the Cultural Resources Monitoring Program (CRMP) by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report required pursuant to Mitigation Measure 4.5-10.

*MM 4.5-1 Implementation Stage: Prior to ground disturbing activities and to be included in the CRMP.*

*MM 4.5-1 Monitoring Party: Riverside County Planning Department, Tribal Monitor*

**MM 4.5-2 states that:** ECS Sheet- Resource Relocation and Reburial Prior to issuance of grading permits: the developer/applicant shall provide evidence to the Riverside County Planning Department that a confidential Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area to be used for relocation of the bedrock milling features that cannot be avoided by this project. In addition, a permanent space within this area will be predetermined and designated, in consultation with the Soboba Band of Luiseño Indians and Pechanga Band of Indians, on a confidential map for reburial of any

artifacts that will be impacted and/or discovered during grading.

*MM 4.5-2 Implementation Stage: Prior to final map approval*

*MM 4.5-2 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-3 states that:** ECS Sheet - Resources Preserved in Place. Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), and P-33-012917 (CA-RIV-7183).

*MM 4.5-3 Implementation Stage: Prior to final map approval.*

*MM 4.5-3 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-4 states that:** Feature Relocation. Site P-33-002918 (CA-RIV-7184) Feature D, P-33-12916 (CA-RIV-7182) Features A, B, C, and D, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-I cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist and a representative from the Soboba Band of Luiseño Indians and Pechanga Band of Indians shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated, in consultation with Tribes, on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, as well as follow the cultural customs and traditions of Tribes, any visible artifacts shall be recovered and recorded, and photo documentation of each feature in situ shall occur. No sacred sites shall be photographed, and prior approval is needed from Soboba Band of Luiseño Indians and Pechanga Band of Indians. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. The ability of features to be relocated depends on the extent of subsurface bedrock, which cannot be fully understood until after ground disturbance begins. In the event that a feature cannot be relocated without damage, after a reasonable and good faith effort as determined by the County, the Project Supervisor and Project Archaeologist, in coordination with the Native American Monitors, shall rebury the resource in the pre-designated reburial location.

*MM 4.5-4 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.5-4 Monitoring Party: Riverside County Planning Department, Native American*

*Monitor.*

**MM 4.5-5 states that:** Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

*MM 4.5-5 Implementation Stage: Prior to issuance of grading permits*

*MM 4.5-5 Monitoring Party: Riverside County Planning Department, Native American Monitor.*

**MM 4.5-6 states that:** Project Archaeologist. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed, in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including

off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

*MM 4.5-6 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.5-6 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-7 states that:** Temporary Fencing. Temporary fencing shall be required for the protection of cultural site(s) portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-02, CAR-09, and CAR-11 during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s), in consultation with the Soboba Band of Luiseño Indians and Pechanga Band of Indians. The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor(s). The fencing can be removed only after grading operations have been completed.

*MM 4.5-7 Implementation Stage: Prior to commencement of ground disturbing activities and during all site grading and construction activities.*

*MM 4.5-7 Monitoring Party: Riverside County Building and Safety Department, Riverside County Planning Department, Native American Monitors*

**MM 4.5-8 states that:** Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago, if applicable), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied.

A. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

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

*MM 4.5-8 Implementation Stage: Prior to grading permit final inspection.*

*MM 4.5-8 Monitoring Party: Riverside County Planning Department.*

**Mitigation Measure MM 4.5-9 states that:** Deed restrictions. At the conclusion of all construction activities, the Project proponent and landowner shall record a deed restriction on the avoidance areas (and the reburial location, if used) with the County to restrict development of the ESAs in the future. Deed restrictions shall not disclose the nature of the ESAs. A copy of the deed restriction(s) shall be submitted to the County planning staff as proof of compliance prior to the issuance of certificates of occupancy for the Project.

*MM 4.5-9 Implementation Stage: Prior to final building inspection.*

*MM 4.5-9 Monitoring Party: Riverside County Building and Safety Department.*

**Mitigation Measure MM 4.5-10 states that:** Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan. The copy of the report shall be provided to the County of Riverside Planning Department, Soboba Band of Luiseño Indians, and Pechanga Band of Indians.

*MM 4.5-10 Implementation Stage: Prior to grading permit final inspection.*

*MM 4.5-10 Monitoring Party: Riverside County Planning Department, Soboba Band of Luiseño Indians, Pechanga Band of Indians.*

**Mitigation Measure MM 4.5-11 states that:** Human Remains. If human remains are found

on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section § 7050.5 and Public Resources Code § 5097.98.

*MM 4.5-11 Implementation Stage: In the event that human remains are encountered.*

*MM 4.5-11 Monitoring Party: County Coroner.*

**Mitigation Measure MM 4.5-12 states that:** Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated historical or archaeological resources* are discovered, the following procedures shall be followed.

All ground disturbance activities within 100 feet of the discovered historical or cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the historical or archaeological resource. For archaeological resources, a meeting shall be convened between the developer, the Project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. For any historical resources that may be uncovered, a meeting with the County Archaeologist shall be held to determine the significance of and appropriate treatment for the historical resource(s), which may include documentation and/or resource recovery and curation at facilities such as the Western Science Center in Hemet, depending on the significance of the resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this purposes of Mitigation Measure MM 4.5-12, as being a feature and/or three or more artifacts in close association with each other.

*MM 4.5-12 Implementation Stage: In the event that unanticipated cultural resources are encountered.*

*MM 4.5-12 Monitoring Party: Riverside County Planning Department, Native American Tribes.*

**Regulatory Requirement RR 4.5-1 states that:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold

public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

4. Rationale: Implementation of Mitigation Measure MM 4.5-1 would ensure that controlled grading is implemented at Sites P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I , which would ensure the systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits. Implementation of Mitigation Measure MM 4.5-2 would ensure that Project construction workers are subject to sensitivity training to enable them to assist in the identification of potential subsurface cultural resources. Implementation of Mitigation Measures MM 4.5-2MM 4.5-3 and MM 4.5-3MM 4.5-4 would ensure that the Project's Final Map includes an Environmental Constraints Sheet that identifies the open space areas on site that would be used for the relocation of bedrock milling features. Implementation of Mitigation Measure MM 4.5-4MM 4.5-5 would ensure that mitigation for impacts to Sites P-33-002918 (CA-RIV-7184) Features B, C, D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, and CAR-10 are coordinated between the Project Applicant, Project Archaeologist, and a representative from the consulting Tribe(s), and would ensure that these resources all would be relocated to permanent open space areas. Implementation of Implementation of Mitigation Measures MM 4.5-5MM 4.5-6 and MM 4.5-6MM 4.5-7 would ensure that all ground-disturbing activities (i.e., grading) are monitored by a Native American Monitor and a County-approved archaeologist, and would ensure the appropriate treatment of any subsurface resources that may be identified. Implementation of Mitigation Measure MM 4.5-7MM 4.5-8 would ensure that temporary fencing is installed to preclude unplanned construction-related impacts to portions of P-33-012915, portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-002, CAR-09, and CAR-11. Implementation of Mitigation Measure MM 4.5-8MM 4.5-9 would ensure that all cultural resources uncovered on site are properly relinquished and housed at an appropriate curation facility. Implementation of Mitigation Measure MM 4.5-9MM 4.5-10 would ensure that deed restrictions are recorded to restrict development within the ESAs, thereby ensuring long-term preservation of any sites or relocated sites within the Project's open space areas. Implementation of the required mitigation would reduce the Project's impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR-13-1 to below a level of significance. Implementation of Mitigation Measure MM 4.5-10MM 4.5-11

would ensure that a Phase IV Monitoring Report is prepared to demonstrate compliance with the mitigation measures presented herein. Implementation of Mitigation Measures MM 4.5-11MM 4.5-12 and MM 4.5-12MM 4.5-13 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor. Implementation of the required mitigation would reduce the Project's potential impacts to subsurface archaeological sites or resources to below a level of significance.

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

***Impact:*** *Impacts to human remains, including those interred outside of formal cemeteries*

***Cultural Resources Threshold e)****:The Project would result in less-than-significant impacts to human remains, including those interred outside of formal cemeteries with the implementation of Mitigation Measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): There are no known dedicated cemeteries located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation.
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts to human remains to a less-than-significant level. The Mitigation Measure and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **Mitigation Measure MM 4.5-11 states that:** Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section § 7050.5 and Public Resources Code § 5097.98.

   *MM 4.5-11 Implementation Stage: In the event that human remains are encountered.*

   *MM 4.5-11 Monitoring Party: County Coroner.*
4. Rationale: In the event that human remains are discovered during construction activities,

Mitigation Measure MM 4.5-11 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with Mitigation Measure MM 4.5-11, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. (FEIR at p. 4.5-37)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

**C. Geology and Soils**

***Impact:*** *Subject to rupture of a known earthquake fault or strong seismic ground shaking.*

***Geology and Soils Threshold a) and c):*** *The Project would result in less-than-significant impacts due to substantial adverse effects as a result of earthquake faults and strong seismic ground shaking with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The potential for fault rupture to occur at the site is considered low. Impacts due to rupture of a known earthquake would therefore be less than significant. However, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. A significant impact could occur if the Project did not comply with the site-specific recommendations of the Project's Geotechnical Update (*Technical Appendix F1*). (FEIR at p. 4.7-1)
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to strong seismic ground shaking and earthquake faults to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.7-1 states that:** Prior to issuance of grading or building permits, the Riverside County Building and Safety Department shall verify that all of the recommendations given in the Project's September 21, 2021 Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, APNs 245-300-001 and -004, Northwest of Iris Avenue and Chicago Avenue, Woodcrest Area of Riverside County, California," prepared by GeoTek, Inc. and included as *Technical Appendix F1* to the Project's EIR, are incorporated into the construction and grading plans. Alternatively, the Project shall comply with the findings and

recommendations of any geotechnical studies that may be required in association with future grading and/or building permits..

*MM 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.*

*MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-1 states that:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

*Regulatory Requirement RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*Regulatory Requirement RR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*Regulatory Requirement RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*Regulatory Requirement RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*Regulatory Requirement RR 4.7-3 Implementation Stage: During construction and long-term operation.*

*Regulatory Requirement RR 4.7-3 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that appropriate

measures are incorporated into future grading and/or building permit applications to address seismic-related hazards in conformance with the CBSC and the Riverside County Building Code. With implementation of the required mitigation, impacts due to strong seismic ground shaking would be reduced to less-than-significant levels. (FEIR at p. 4.7-19)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Landslide hazards, lateral spreading, collapse hazards, and rockfall hazards.*

***Geology and Soils Threshold d.)*** *The Project would result in less-than-significant impacts due to lateral spreading and collapse hazards with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project site is not susceptible to landslide or rockfall hazards, and impacts would be less than significant. Impacts due to lateral spreading and collapse hazards could occur if proposed grading and development is not conducted in accordance with the site-specific recommendations of the Project's Geotechnical Update (*Technical Appendix F1*). (FEIR at p. 4.7-14)
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to lateral spreading, landslide hazards, rockfall hazard, and collapse hazards to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **MM 4.7-1 states that:** Prior to issuance of grading or building permits, the Riverside County Building and Safety Department shall verify that all of the recommendations given in the Project's September 21, 2021 Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, APNs 245-300-001 and -004, Northwest of Iris Avenue and Chicago Avenue, Woodcrest Area of Riverside County, California," prepared by GeoTek, Inc. and included as *Technical Appendix F1* to the Project's EIR, are incorporated into the construction and grading plans. Alternatively, the Project shall comply with the findings and recommendations of any geotechnical studies that may be required in association with future grading and/or building permits..

   *MM 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.*

   *MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

   **Regulatory Requirement RR 4.7-1 states that:** The Project is required to comply with the

provisions of County Ordinance Nos. 457, 460, and 547. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan. In addition, Ordinance No. 547 requires that cases where a proposed project falls within an earthquake fault zone as shown on the maps prepared by the State Geologist, this ordinance requires compliance with all of the provisions of the Alquist-Priolo Act and the adopted policies and criteria of Ordinance No. 547.

*Regulatory Requirement RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*Regulatory Requirement RR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*Regulatory Requirement RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*Regulatory Requirement RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*Regulatory Requirement RR 4.7-3 Implementation Stage: During construction and long-term operation.*

*Regulatory Requirement RR 4.7-3 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to address the potential for lateral spreading and collapse hazards. With implementation of the required

mitigation, impacts due to lateral spreading and collapse would be reduced to less-than-significant levels. (FEIR at p. 4.7-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Creation of cut or fill slopes greater than 2:1 or higher than 10 feet.*

***Geology and Soils Threshold h):*** *The Project would result in less-than-significant impacts due to the creation of cut or fill slopes greater than 2:1 or higher than 10 feet with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): All proposed slopes on site would be constructed at a gradient of 2:1. Although proposed manufactured slopes would measure up to 72 feet in in height, site-specific recommendations are provided in the Project's Geotechnical Update (*Technical Appendix F1*) which would minimize impacts. However, a significant impact could occur if the Project did not comply with the site-specific recommendations of the Project's Geotechnical Update. Accordingly, prior to mitigation implementing the Geotechnical Update recommendations, the Project has the potential to cause significant impacts as a result of creating slopes higher than 10 feet. This is evaluated as a potentially significant impact. (FEIR p. at 4.7-17)
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to slope heights exceeding 10 feet to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **MM 4.7-1 states that:** Prior to issuance of grading or building permits, the Riverside County Building and Safety Department shall verify that all of the recommendations given in the Project's September 21, 2021 Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, APNs 245-300-001 and -004, Northwest of Iris Avenue and Chicago Avenue, Woodcrest Area of Riverside County, California," prepared by GeoTek, Inc. and included as *Technical Appendix F1* to the Project's EIR, are incorporated into the construction and grading plans. Alternatively, the Project shall comply with the findings and recommendations of any geotechnical studies that may be required in association with future grading and/or building permits..

*MM 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.*

*MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-1 states that:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

*Regulatory Requirement RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*Regulatory Requirement RR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*Regulatory Requirement RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*Regulatory Requirement RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*Regulatory Requirement RR 4.7-3 Implementation Stage: During construction and long-term operation.*

*Regulatory Requirement RR 4.7-3 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to ensure that any slopes higher than 10 feet would be grossly stable. With implementation of the

required mitigation, impacts associated with unstable slopes would be reduced to less-than-significant levels. (FEIR at p. 4.7-19)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Affecting subsurface sewage disposal systems.*

***Geology and Soils Threshold i):*** *The Project would result in less-than significant impacts to existing subsurface sewage disposal systems.*

1. Project Impact(s): It is likely that a septic system is present on site due to the age of the existing residence in the central portion of the Project site. If present, this septic system would need to be removed as part of Project site development. A potentially significant impact could occur if the presumed septic system on site is not removed in a manner consistent with applicable regulatory requirements.
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts to subsurface sewage disposal systems that may have a significant impact on the environment to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (RR).*

   **Mitigation Measure MM 4.7-2 states that:** Prior to issuance of building permits, the Project Applicant shall provide evidence to the Riverside County Department of Environmental Health (DEH) that the existing septic system presumed to be associated with the existing single-family home on the Project site has been removed in accordance with Section H1101.0 (Abandoned Sewers and Sewage Disposal Facilities) of the 2022 California Plumbing Code, as required pursuant to Section 5 of Riverside County Ordinance No. 592 (Sewer Use).

   *MM 4.7-2 Implementation Stage: Prior to issuance of grading permits.*

   *MM 4.7-2 Monitoring Party: Riverside County Department of Environmental Health..*

   **Regulatory Requirement RR 4.7-1 states that:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of

a wind erosion control plan.

*Regulatory Requirement RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*Regulatory Requirement RR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*Regulatory Requirement RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*Regulatory Requirement RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*Regulatory Requirement RR 4.7-3 Implementation Stage: During construction and long-term operation.*

*Regulatory Requirement RR 4.7-3 Monitoring Party: Riverside County Building and Safety Department.*

5. Rationale: Implementation of MM 4.7-2 would ensure that the existing septic system presumed to be located on site in association with the existing single-family residence is removed in accordance with Section H1101.0 (Abandoned Sewers and Sewage Disposal Facilities) of the 2022 California Plumbing Code, as required pursuant to Section 5 of Riverside County Ordinance No. 592 (Sewer Use). Implementation of the required mitigation would reduce potential impacts associated with the removal of the existing septic system to below a level of significance. (FEIR at p. 4.7-19)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

***Impact:*** *Risk due to expansive soils.*

***Geology and Soils Threshold k):*** *The Project would result in less-than-significant impacts due to Project location on expansive soil, as defined in Section 1803.5.3 of the California Building*

*Code (2019), and as a result would not result in substantial risks to life or property.*

1. Project Impact(s): Impacts due to expansive soils could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the of the Project's Geotechnical Investigation (*Technical Appendix F1*). This is evaluated as a potentially significant impact for which mitigation would be required.
2. Finding: The Mitigation Measure (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to expansive soils that may have a significant impact on the environment to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (RR):*

**MM 4.7-1 states that:** Prior to issuance of grading or building permits, the Riverside County Building and Safety Department shall verify that all of the recommendations given in the Project's September 21, 2021 Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, APNs 245-300-001 and -004, Northwest of Iris Avenue and Chicago Avenue, Woodcrest Area of Riverside County, California," prepared by GeoTek, Inc. and included as *Technical Appendix F1* to the Project's EIR, are incorporated into the construction and grading plans. Alternatively, the Project shall comply with the findings and recommendations of any geotechnical studies that may be required in association with future grading and/or building permits..

*MM 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.*

*MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-1 states that:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

*Regulatory Requirement RR 4.7-1 Implementation Stage: As specified by Ordinance Nos. 457, 460, and 547.*

*Regulatory Requirement RR 4.7-1 Monitoring Party: Riverside County Building and*

*Safety Department.*

**Regulatory Requirement RR 4.7-2 states that:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities.

*Regulatory Requirement RR 4.7-2 Implementation Stage: As specified by Rule 403.*

*Regulatory Requirement RR 4.7-2 Monitoring Party: Riverside County Building and Safety Department.*

**Regulatory Requirement RR 4.7-3 states that:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges.

*Regulatory Requirement RR 4.7-3 Implementation Stage: During construction and long-term operation.*

*Regulatory Requirement RR 4.7-3 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to address expansive soils on site. Impacts would be reduced to less-than-significant levels. (FEIR at p. 4.7-19) The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

**D. Greenhouse Gas Emissions**

***Impact:*** *Impacts due to greenhouse gas (GHG) emissions that may directly or indirectly have a significant effect on the environment with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

***Greenhouse Gas Emissions Threshold a):*** *The Project would result in less-than-significant impacts due to direct and indirect GHG emissions that may have a significant impact on the environment with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The annual GHG emissions associated with construction and long-term operation of the proposed Project are estimated to be approximately 4,146.60 MT $CO_2e$ per year; therefore, the proposed Project would exceed the County's screening threshold of 3,000

MT $CO_2e$/yr. Although the Project would be required to achieve 100 points pursuant to the CAP Screening Tables, and in order to provide a conservative analysis of the Project's impacts due to GHGs, it is concluded that the Project's cumulatively-considerable impacts due to GHG emissions would be potentially significant prior to mitigation. (FEIR at p. 4.8-31)

2. Finding: The Mitigation Measure (MM) and Regulatory Requirement (RR) outlined below would reduce the Project's potential impacts due to direct and indirect GHG emissions that may have a significant impact on the environment to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (RR):*

**MM 4.8-1 states that:** Prior to issuance of building permits for any of the Project's Plot Plans, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Appendix 3.4 to the Project's Greenhouse Gas Analysis (GHGA) technical report (appended to the Project's EIR as *Technical Appendix G*). The conceptual measures may be replaced with other measures as listed in Appendix D to the 2019 Riverside County CAP Update, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the 2019 Riverside County CAP Update. The County shall verify implementation of the identified measures prior to final building inspection.

*MM 4.8-1 Implementation Stage: Prior to issuance of building permits.*

*MM 4.8-1 Monitoring Party: Riverside County Planning Department.*

**Regulatory Requirement RR 4.8-1 states that:** Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan (CAP) Update, future implementing building permits that involve more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development shall be required to offset the energy demand through renewable energy production. Renewable energy production shall be onsite generation of at least 20% of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20% of energy demand for multi-family residential development, and meet or exceed 30% of energy demand for single-

family residential development.

*Regulatory Requirement RR 4.8-1 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.8-1 Monitoring Party: Riverside County Planning Department.*

4. Rationale: The Riverside County CAP Update qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines Section 15183.5(b). Pursuant to State CEQA Guidelines Sections 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously-adopted plan or mitigation program. Additionally, Tier 2 of the SCAQMD interim thresholds for GHG emissions indicates that if a project is consistent with a qualifying local GHG reduction plan, it would not result in a significant impact due to GHG emissions. Implementation of Mitigation Measure 4.8-1 and Regulatory Requirement RR 4.8-1 would ensure that the proposed Project is fully consistent with the Riverside County CAP Update (November 2019) by requiring the Project Applicant to demonstrate that implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. With implementation of Mitigation Measure 4.8-1 as well as Regulatory Requirement RR 4.8-1, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and the Project's cumulatively-considerable impact due to GHG emissions would be reduced to less-than-significant levels. (FEIR at pp. 4.8-32 and -33)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

***Impact:*** *Conflicts with a plan, policy, or regulation in place to reduce greenhouse gas emissions.*

***Greenhouse Gas Emissions Threshold b):*** *The Project would result in less-than-significant impacts due to conflicts with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gases with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would be consistent with or otherwise would not conflict with the CARB 2017 Scoping Plan and the CARB 2022 Scoping Plan. However, the Project has

the potential to conflict with the Riverside County CAP Update if the Project were unable to achieve 100 points pursuant to the CAP Screening Tables. This is evaluated as a cumulatively-considerable impact of the proposed Project. (FEIR at pp. 4.8-31 through 4.8-37)

2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due a conflict with a plan, policy, or regulation to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations sand Design Requirements (RR):*

**MM 4.8-1 states that:** Prior to issuance of building permits for any of the Project's Plot Plans, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Appendix 3.4 to the Project's Greenhouse Gas Analysis (GHGA) technical report (appended to the Project's EIR as *Technical Appendix G*). The conceptual measures may be replaced with other measures as listed in Appendix D to the 2019 Riverside County CAP Update, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the 2019 Riverside County CAP Update. The County shall verify implementation of the identified measures prior to final building inspection.

*MM 4.8-1 Implementation Stage: Prior to issuance of building permits.*

*MM 4.8-1 Monitoring Party: Riverside County Planning Department.*

**Regulatory Requirement RR 4.8-1 states that:** Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan (CAP) Update, future implementing building permits that involve more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development shall be required to offset the energy demand through renewable energy production. Renewable energy production shall be onsite generation of at least 20% of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20% of energy demand for multi-family residential development, and meet or exceed 30% of energy demand for single-family residential development.

*Regulatory Requirement RR 4.8-1 Implementation Stage: Prior to issuance of grading permits.*

*Regulatory Requirement RR 4.8-1 Monitoring Party: Riverside County Planning Department.*

**Regulatory Requirement RR 4.8-2 states that:** In addition, the Project would be required to comply with all mandates imposed by the State of California and SCAQMD aimed at the reduction of GHG emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:

- Global Warming Solutions Act of 2006 (AB32).
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 100). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to achieve a target of 50% renewable resources by December 31, 2026, and to achieve a 60% target by December 31, 2030.. SB 100 also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours (kWh) of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15.

*Regulatory Requirement RR 4.8-2 Implementation Stage: Prior to issuance of building permits and throughout the life of the Project.*

*Regulatory Requirement RR 4.8-2 Monitoring Party: Riverside County Planning Department, SCAQMD.*

4. Rationale: Projects that garner at least 100 points through application of the CAP Update Screening Table measures are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the CAP Update. Pursuant to Mitigation Measure 4.8-1 the Project Applicant would be

required to implement Screening Table Measures that would provide a minimum of 100 points pursuant to the CAP Update Screening Tables (Appendix D to the CAP Update). With implementation of Mitigation Measure 4.8-1 the Project would be fully consistent with the 2019 CAP Update. The CAP Update evaluates and quantifies reductions out to Year 2030. The CAP Update states that "Through 2050, Riverside County would continue implementation of the Screening Tables. During this time, the reduction measures implemented through the Screening Tables would continue to reduce GHG missions from new development. Additionally, it is assumed that the State measures would keep being updated and reinforced to further reduce emissions. With these assumptions, Riverside County's emissions would decrease to a level below the reduction target by 2050." Thus, compliance with the CAP Update would serve to meet and support the reduction targets established Senate Bill 32, the CARB 2017 Scoping Plan, and the CARB 2022 Scoping Plan. As such, with implementation of the required mitigation, Project impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels. (FEIR at p. 4.8-33)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

**E. Noise**

***Impact:*** *Ground-borne vibration and ground-borne noise levels.*

***Noise Threshold d):*** *The Project would result in less-than-significant impacts due to the generation of excessive ground-borne vibration or ground-borne noise levels.*

1. Project Impact(s): The residential uses proposed as part of the Project are not associated with excessive ground-borne vibration or ground-borne noise levels; thus, impacts due to excessive ground-borne vibration or ground-borne noise levels would be less than significant under long-term operating conditions. Construction vibration velocity levels are estimated to range from less than 0.01 to 0.01 in/sec PPV and would not exceed the County of Riverside threshold of 0.04 in/sec PPV at off-site receivers. In addition, vibration from rock crushing activities on site during Project construction at the nearest sensitive receptor would be below 0.01 PPV (in/sec) and would remain below the County of Riverside 0.04 in/sec PPV threshold for vibration; thus, vibration impacts from rock crushing activities would be less than significant. However, determining the vibration levels from the blasting operations at the Project site is difficult due to the variability of conditions at the site, and the precise amount of blasting that would be required won't be known until grading activities at the Project site commence. Without controls, vibration from blasting could exceed the identified

threshold of significance of 0.04 in/sec PPV at any distance. This is conservatively evaluated as a potentially significant direct and cumulatively-considerable impact. (FEIR at p. 4.13-51)

2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts arising from vibration and ground-borne noise level to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations sand Design Requirements (RR):*

**Mitigation Measure MM 4.13-1 states that:** Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for County review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). The required Noise and Vibration Abatement Plan shall include the name and qualifications of the person(s) responsible for monitoring and reporting blast vibrations. In addition, the Noise and Vibration Abatement Plan shall require a minimum of three seismographs for monitoring peak ground vibration and air-overpressure. The Noise and Vibration Abatement Plan also shall require that equipment and its use shall conform fully to the standards developed by the Vibration Section of the International Society of Explosive Engineers (ISEE). For all blasts, the Noise and Vibration Abatement Plan shall require monitoring of ground motion and air-overpressure at the nearest residential properties or other structure of concern. The Noise and Vibration Abatement Plan also shall specify a minimum trigger level for monitoring of 0.05 in/s for ground motion and 120 dB for air-overpressure. Additionally, the Noise and Vibration Abatement Plan shall require regular reporting of blasting and measurements to Riverside County, and shall include a copy of the instrument/software-generated blast monitoring report at each instrument location that includes measured peak particle velocity in inches per second, peak air-overpressure in linear-scale decibels, and vibration and air-overpressure event plots, with date and time of event recording. In addition, the Noise and Vibration Abatement Plan shall include the following requirements:

- Prior to commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 300 feet of any potential blasting areas shall be conducted. The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. The survey shall document the interior and exterior conditions of all residential property and associated structures located within 500

feet of blasting areas. If property owners refuse surveys, provide copies of certified-mail letters documenting attempts to provide the survey by a third-party professional survey company. The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to completion of surveys of surrounding residential properties. Surveys also shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted to Riverside County.

- Blasting only shall be allowed Monday through Friday only between the hours of 8:00 a.m. and 5:00 p.m.
- No blasting shall occur closer than 100 feet from residential structures. In the event that non-rippable materials are encountered within 100 feet from any residential structure, alternative methods shall be employed to reduce blasting-related noise and vibration impacts. Alternative rock blasting within 100 feet of residential homes may include methods such as the drilling of holes in the largest area of rock, inserting expansive grout or small charges into each whole to fragment the rock into smaller pieces, and then crushing the pieces for transport or other use.
- No more than a total of 2,000 pounds of explosive shall be detonated each day, excluding detonators.
- All blasts located within 500 feet of any structures or above ground utilities shall be covered with woven steel cable or steel-cable and rubber-tire blasting mats with a minimum weight of 30 pounds per square foot. Woven polypropylene or similar weed-barrier fabric, covered with at least 6 inches of soil or sand shall be placed over blast areas to protect initiators before mats are placed. Mats shall be overlapped at least 3 feet and shall completely cover the blast area and extend at least three feet

beyond the blast area in all directions. If any flyrock or blasted material is thrown more than 10 feet or half the distance to the nearest structure, whichever is less, blasting shall be suspended until the County's has approved a revised blasting plan showing revisions to assure adequate ground movement control.

- Before blasts are covered, all loose soils above the blast shall be removed where feasible. Remaining ground located within 20 feet of the blast shall be thoroughly wetted with water to suppress airborne dust. Sand or soils placed over weed-barrier fabric shall be similarly wetted before placing blast mats.
- If specified vibration limits are exceeded, blasting operations shall cease immediately and a revised blasting plan shall be submitted to the County. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.

*MM 4.13-1 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.13-1 Monitoring Party: Riverside County Building and Safety Department.*

4. Rationale: Implementation of Mitigation Measure MM 4.13-1 would ensure that all future blasting activities occur on site in conformance with a County-approved blasting Noise and Vibration Abatement Plan. The mitigation would ensure that any potentially affected structures or utilities would be subject to inspections prior to commencement of any blasting activities, and additional surveys would be required where damage concerns have been expressed by individual residents, property owners, or other concerned parties. The provisions of the Noise and Vibration Abatement Plan also would impose restrictions on blasting activities within 100 feet and within 500 feet of residential structures, and would require monitoring of vibration levels during blasting. In the event that blasting activities exceed the specified vibration limit of 0.05 in/s for ground motion and 120 dB for air-overpressure, then all blasting activities would cease until a revised blasting plan is prepared and approved by Riverside County. Implementation of Mitigation Measure MM 4.13-1 would ensure that vibration-related impacts during construction-related blasting activities do not adversely affect any existing structures, and would reduce blasting-related vibration impacts to less-than-significant levels. (FEIR at pp. 4.13-53 and -54)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

**F. Paleontological Resources**

***Impact:*** *Destruction of a unique Paleontological resource, site, or geological feature.*

***Paleontological Resources Threshold a):*** *The Project would result in less-than-significant impacts to unique paleontological resources, sites, or unique geologic features, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not impact any known paleontological resources or unique geological features. However, there is a remote potential that fossils may be discovered during grading and earthmoving activities. This is considered a potentially significant impact on both a direct and cumulatively-considerable basis. (FEIR at p. 4.14-4)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts arising from destruction of paleontological resources to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.14-1 states that:** Prior to grading permit issuance, the Riverside County shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. These requirements only shall apply in the event that a paleontological resource(s) is uncovered during Project grading and earthmoving activities.

1. If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a county-qualified paleontologist shall be consulted to assess the discovery. If the discovery is determined to be significant by the paleontologist, a Mitigation Monitoring and Reporting Program (MMRP) shall be initiated, which shall include notification of appropriate personnel involved and monitoring of earth disturbance activities:
    a. *If a paleontological resource(s) are uncovered, monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring shall be conducted full-time in areas of grading or excavation in undisturbed sedimentary deposits.*
    b. *Paleontological monitors shall be equipped to salvage fossils as they are unearthed*

*to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.*

c. *Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites shall be protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.*

d. *Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place.*

e. *Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.*

*f. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.*

*g. In the laboratory, individual fossils shall be cleaned of extraneous matrix, any breaks shall be repaired, and the specimen, if needed, shall be stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).*

*h. Recovered specimens shall be prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.*

*i. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., Western Science Center [WSC], Natural History Museum of Los Angeles County [LACM], San Diego Natural History Museum [SDNHM], San Bernardino County Museum [SBCM], or Riverside Municipal Museum [RMM]) shall be conducted. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (i.e., Riverside County) shall be consulted on the repository/museum to receive the fossil material.*

*j. A final report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, shall signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.*

*MM 4.14-1 Implementation Stage: Prior to the issuance of grading permits.*

*MM 4.14-1 Monitoring Party: Riverside County Building and Safety Department, Riverside County Planning Department.*

4. <u>*Rationale:*</u> Although not anticipated, in the remote event that paleontological resources are uncovered during grading and earthmoving activities, Mitigation Measure MM 4.14-1 would

ensure that the area where the resource(s) was identified is subject to monitoring, and would further ensure that any uncovered fossils are appropriately treated. With implementation of Mitigation Measure MM 4.14-1, the Project's potential impacts to previously-undiscovered paleontological resources would be reduced to less-than-significant levels. (FEIR at p. 4.14-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted therein.

**G. Transportation**

***Impact:*** *Impacts to circulation during Project construction.*

***Transportation Threshold e):*** *The Project would have a less-than-significant-impact on circulation during the Project's construction phase with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project has the potential to adversely impact circulation in the local area during the construction of frontage improvements along roads abutting the Project site (i.e., Iris Avenue and Chicago Avenue). The Project's potential impacts to circulation along abutting roads during construction is conservatively evaluated as a significant impact for which mitigation would be required in the form of a traffic control plan for implementing developments. (FEIR at pp. 4.18-13)
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts to circulation during the Project's construction to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.18-1 states:** Prior to issuance of building permits, the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.

*RR 4.18-1 Implementation Stage: As specified by Ordinance No. 659*

*RR 4.18-1 Monitoring Party: As specified by Ordinance No. 659*

**RR 4.18-2 states that:** Prior to final building inspection, the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County

Ordinance No. 824.

*RR 4.18-2 Implementation Stage: As specified by Ordinance No. 824*

*RR 4.18-2 Monitoring Party: As specified by Ordinance No. 824*

**RR 4.18-3 states that:** Prior to final building inspection for each phase of the proposed Project, the Project Applicant shall make fair-share contributions towards required transportation improvements, in accordance with Table 1-3 of the Project's Traffic Analysis (*Technical Appendix K2* to this EIR)

*RR 4.18-3 Implementation Stage: Prior to final building inspection.*

*RR 4.18-3 Monitoring Party: Riverside County Planning Department, Riverside County Building and Safety Department.*

**MM 4.18-1 states that:** Prior to the issuance of grading permits or improvement plans affecting Martin Street, the Project Applicant shall prepare and Riverside County shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices (CMUTD). A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.

*MM 4.18-1 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.18-1 Monitoring Party: Riverside County Building & Safety Department.*

4. Rationale: Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting public roadways (Iris Avenue and Chicago Avenue). Implementation of the required mitigation would ensure that Project-related construction activities would not substantially affect circulation during the Project's construction. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. (FEIR at p. 4.18-15)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

***Impact:*** *Impacts due to inadequate emergency access or access to nearby uses.*

***Transportation Threshold f):*** *The Project would have a less-than-significant-impact on emergency access and access to nearby uses with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): During proposed improvements to Iris Avenue and/or Chicago Avenue along the Project frontage, there is a potential that the Project could adversely affect

emergency access or access to nearby uses. This is conservatively evaluated as a significant impact for which mitigation would be required in the form of a traffic control plan for implementing developments. (FEIR at p. 4.18-14)

2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to inadequate emergency access or access to nearby uses to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.18-1 states:** Prior to issuance of building permits, the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.

*RR 4.18-1 Implementation Stage: As specified by Ordinance No. 659*

*RR 4.18-1 Monitoring Party: As specified by Ordinance No. 659*

**RR 4.18-2 states that:** Prior to final building inspection, the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824.

*RR 4.18-2 Implementation Stage: As specified by Ordinance No. 824*

*RR 4.18-2 Monitoring Party: As specified by Ordinance No. 824*

**RR 4.18-3 states that:** Prior to final building inspection for each phase of the proposed Project, the Project Applicant shall make fair-share contributions towards required transportation improvements, in accordance with Table 1-3 of the Project's Traffic Analysis (*Technical Appendix K2* to this EIR)

*RR 4.18-3 Implementation Stage: Prior to final building inspection.*

*RR 4.18-3 Monitoring Party: Riverside County Planning Department, Riverside County Building and Safety Department.*

**MM 4.18-1 states that:** Prior to the issuance of grading permits or improvement plans affecting Martin Street, the Project Applicant shall prepare and Riverside County shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices (CMUTD). A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued

to prospective construction contractors.

*MM 4.18-1 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.18-1 Monitoring Party: Riverside County Building & Safety Department.*

5. Rationale: Mitigation Measure MM 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits. With implementation of the required mitigation, the Project would not result in inadequate emergency access or access to nearby uses during the Project's construction phase. Accordingly, with implementation of the required mitigation, impacts would be reduced to less-than-significant levels.. (FEIR at p. 4.18-15)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

**H. Tribal Cultural Resources**

***Impact:*** *Impacts to Tribal Cultural Resources (TCRs).*

***Tribal Cultural Resources Threshold a):*** *The Project would have a less-than-significant-impact on tribal cultural resources with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Implementation of the proposed Project would result in direct physical impacts to approximately 0.61 acre of the overall 12.17 acres mapped for Site P-33-12915/CA-RIV-7181, and would impact approximately 1.00 acre of the overall 3.80 acres mapped for Site P-33-12916/CA-RIV-7182, both of which are considered tribal cultural resources. In addition, the Project would result in direct impacts to Sites CA-01, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1, and *portions* of CA-RIV-7184, all of which are assumed to comprise potential tribal cultural resources. Therefore, Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR-13-1 represent significant tribal cultural resources impacts of the proposed Project for which mitigation would be required. The Project site also has been identified as a component of a TCR landscape; thus, development of the Project site with residential uses would result in a potentially significant impact to the TCR landscape and mitigation would be required. Additionally, the Project has the potential to result in impacts to TCRs that may be buried beneath the Project site's surface, resulting in a potentially significant impact prior to mitigation. (FEIR at p. 4.19-15)
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts to tribal cultural resources to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or

alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**RR 4.5-1 states that:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

*Regulatory Requirement RR 4.5-1 Implementation Stage: In the event Native American human remains or associated grave goods are discovered.*

*Regulatory Requirement RR 4.5-1 Monitoring Party: County Archaeologist, Riverside County Planning Department.*

**MM 4.5-1 states that:** Controlled Grading: Although all bedrock features will be either preserved in place or relocated into open space on site, the soils surrounding cultural Site(s) P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I will be impacted during construction activities. To address controlled grading in this area, a plan will be developed in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, and included in the Cultural Resources Monitoring Program (CRMP) by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report required pursuant to Mitigation Measure 4.5-10.

*MM 4.5-1 Implementation Stage: Prior to ground disturbing activities and to be included in the CRMP.*

*MM 4.5-1 Monitoring Party: Riverside County Planning Department, Tribal Monitor*

**MM 4.5-2 states that:** ECS Sheet- Resource Relocation and Reburial Prior to issuance of grading permits: the developer/applicant shall provide evidence to the Riverside County Planning Department that a confidential Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area to be used for relocation of the bedrock

milling features that cannot be avoided by this project. In addition, a permanent space within this area will be predetermined and designated, in consultation with the Soboba Band of Luiseño Indians and Pechanga Band of Indians, on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.

*MM 4.5-2 Implementation Stage: Prior to final map approval*

*MM 4.5-2 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-3 states that:** ECS Sheet - Resources Preserved in Place. Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), and P-33-012917 (CA-RIV-7183).

*MM 4.5-3 Implementation Stage: Prior to final map approval.*

*MM 4.5-3 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-4 states that:** Feature Relocation. Site P-33-002918 (CA-RIV-7184) Feature D, P-33-12916 (CA-RIV-7182) Features A, B, C, and D, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-I cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist and a representative from the Soboba Band of Luiseño Indians and Pechanga Band of Indians shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated, in consultation with Tribes, on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, as well as follow the cultural customs and traditions of Tribes, any visible artifacts shall be recovered and recorded, and photo documentation of each feature in situ shall occur. No sacred sites shall be photographed, and prior approval is needed from Soboba Band of Luiseño Indians and Pechanga Band of Indians. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. The ability of features to be relocated depends on the extent of subsurface bedrock, which cannot be fully understood until after ground disturbance begins. In the event that a feature cannot be relocated without damage, after a reasonable and good faith effort as determined by the County, the Project Supervisor and Project Archaeologist, in coordination with the Native American Monitors, shall rebury the resource in the pre-designated reburial

location.

*MM 4.5-4 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.5-4 Monitoring Party: Riverside County Planning Department, Native American Monitor.*

**MM 4.5-5 states that:** Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

*MM 4.5-5 Implementation Stage: Prior to issuance of grading permits*

*MM 4.5-5 Monitoring Party: Riverside County Planning Department, Native American Monitor.*

**MM 4.5-6 states that:** Project Archaeologist. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed, in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

*MM 4.5-6 Implementation Stage: Prior to issuance of grading permits.*

*MM 4.5-6 Monitoring Party: Riverside County Planning Department.*

**MM 4.5-7 states that:** Temporary Fencing. Temporary fencing shall be required for the protection of cultural site(s) portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-02, CAR-09, and CAR-11 during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s), in consultation with the Soboba Band of Luiseño Indians and Pechanga Band of Indians. The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor(s). The fencing can be removed only after grading operations have been completed.

*MM 4.5-7 Implementation Stage: Prior to commencement of ground disturbing activities and during all site grading and construction activities.*

*MM 4.5-7 Monitoring Party: Riverside County Building and Safety Department, Riverside County Planning Department, Native American Monitors*

**MM 4.5-8 states that:** Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago, if applicable), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied.

A. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

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

*MM 4.5-8 Implementation Stage: Prior to grading permit final inspection.*

*MM 4.5-8 Monitoring Party: Riverside County Planning Department.*

**Mitigation Measure MM 4.5-9 states that:** Deed restrictions. At the conclusion of all construction activities, the Project proponent and landowner shall record a deed restriction on the avoidance areas (and the reburial location, if used) with the County to restrict development of the ESAs in the future. Deed restrictions shall not disclose the nature of the ESAs. A copy of the deed restriction(s) shall be submitted to the County planning staff as proof of compliance prior to the issuance of certificates of occupancy for the Project.

*MM 4.5-9 Implementation Stage: Prior to final building inspection.*

*MM 4.5-9 Monitoring Party: Riverside County Building and Safety Department.*

**Mitigation Measure MM 4.5-10 states that:** Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan. The copy of the report shall be provided to the County of Riverside Planning Department, Soboba Band of Luiseño Indians, and Pechanga Band of Indians.

*MM 4.5-10 Implementation Stage: Prior to grading permit final inspection.*

*MM 4.5-10 Monitoring Party: Riverside County Planning Department, Soboba Band of Luiseño Indians, Pechanga Band of Indians.*

**Mitigation Measure MM 4.5-11 states that:** Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section § 7050.5 and Public Resources Code § 5097.98.

*MM 4.5-11 Implementation Stage: In the event that human remains are encountered.*

*MM 4.5-11 Monitoring Party: County Coroner.*

**Mitigation Measure MM 4.5-12 states that:** Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated historical or archaeological resources* are discovered, the following procedures shall be followed.

All ground disturbance activities within 100 feet of the discovered historical or cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the historical or archaeological resource. For archaeological resources, a meeting shall be convened between the developer, the Project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. For any historical resources that may be uncovered, a meeting with the County Archaeologist shall be held to determine the significance of and appropriate treatment for the historical resource(s), which may include documentation and/or resource recovery and curation at facilities such as the Western Science Center in Hemet, depending on the significance of the resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this purposes of Mitigation Measure MM 4.5-12, as being a feature and/or three or more artifacts in close association with each other.

*MM 4.5-12 Implementation Stage: In the event that unanticipated cultural resources are encountered.*

*MM 4.5-12 Monitoring Party: Riverside County Planning Department, Native American Tribes.*

**Regulatory Requirement RR 4.5-1 states that:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall

not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

4. Rationale: Implementation of Mitigation Measure MM 4.5-1 would ensure that controlled grading is implemented at Sites P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I , which would ensure the systematic removal of the ground surface to allow for the identification, documentation, and recovery of any associated subsurface tribal cultural resources deposits. Implementation of Mitigation Measures MM 4.5-2 and MM 4.5-3 would ensure that the Project's Final Map includes an Environmental Constraints Sheet that identifies the open space areas on site that would be used for the relocation of bedrock milling features. Implementation of Mitigation Measure MM 4.5-4 would ensure that relocation of features as mitigation for impacts to Sites P-33-002918 (CA-RIV-7184) Features B, C, D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12 and CAR-13-I are coordinated between the Project Applicant, Project Archaeologist, and a representative from the consulting Tribe(s), and would ensure that these resources all would be relocated to permanent open space areas. Implementation of Mitigation Measures MM 4.5-5 and MM 4.5-6 would ensure that all ground-disturbing activities (i.e., grading) are monitored by a Native American monitor and County-approved archaeologist, and would ensure the appropriate treatment of any subsurface resources that may be identified. Implementation of Mitigation Measure MM 4.5-7 would ensure that temporary fencing is installed to preclude unplanned construction-related impacts to portions of P-33-012915 (CA-RIV-7181) , portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-02, CAR-09, and CAR-11. Implementation of Mitigation Measure MM 4.5-8 would ensure that all cultural resources uncovered on site are properly relinquished and housed at an appropriate curation facility. Implementation of Mitigation Measure MM 4.5-9 would ensure that deed restrictions are recorded to restrict development within the ESAs, thereby ensuring long-term preservation of any sites or relocated tribal cultural resources within the Project's open space areas. Implementation of Mitigation Measure MM 4.5-10 would ensure that a Phase IV Monitoring Report is prepared to demonstrate compliance with the mitigation measures presented herein. Implementation of Mitigation Measures MM 4.5-11 and MM 4.5-12 would

ensure that any previously-undiscovered tribal cultural resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated and documented as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor. (FEIR at p. 4.19-22)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the FEIR and the citations noted therein.

**I. Wildfire**

***Impact:*** *Exacerbate fire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, or expose people or structures either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires.*

***Wildfire Thresholds b) and e):*** *The Project would have a less-than-significant-impact due to fire risks with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Future development on site would comply with the fire abatement requirements specified by the Project's FPP (EIR *Technical Appendix L1*), which includes the provision of FMZs, construction standards, recommended CCRs, and recommended provisions related to infrastructure. However, in the event that the recommendations of the Project's FPP are not implemented, the Project could result in the exposure of Project occupants to wildfire-related pollutant concentrations and/or could results in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. This is evaluated as a significant direct and cumulatively-considerable impact for which mitigation would be required.
2. Finding: The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's potential impacts due to wildland fire risks to a less-than-significant level. The Mitigation Measures and Regulatory Requirement reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

**MM 4.21-1 states that:** Prior to issuance of building permits, the Riverside County Fire Department (RCFD) shall review the proposed building plans to ensure compliance with the recommendations included in the Project's Fire Protection Plan (FPP), entitled, "Arroyo Vista Development Fire Protection Plan" (herein, "FPP"), prepared by Firewise2000, LLC, dated April 27, 2023, and included as *Technical Appendix L1* to the Project's Environmental Impact Report (SCH No. 2023030118). The review shall specifically ensure that the building plans incorporate all of the applicable "Construction Standards" requirements identified in Section 6.0 of the

Project's FPP, as well as all of the applicable "Infrastructure" requirements identified in Section 8.0 of the Project's FPP.

*Mitigation Measure MM 4.21-1 Implementation Stage: Prior to issuance of building permits.*

*Mitigation Measure MM 4.21-1 Monitoring Party: RCFD*

**MM 4.21-2 states that:** Prior to final building inspection, the Project Applicant shall provide the Riverside County Fire Department (RCFD) with a copy of the Project Homeowners Association's (HOA) proposed Covenants, Conditions, and Restrictions (CC&Rs). The Project's CC&Rs shall incorporate all requirements of the Project's Fire Protection Plan (FPP), entitled, "Arroyo Vista Development Fire Protection Plan" (herein, "FPP"), prepared by Firewise2000, LLC, dated April 27, 2023, and included as *Technical Appendix L1* to the Project's Environmental Impact Report (SCH No. 2023030118). The CC&Rs shall specifically include requirements related to maintenance of the Project's Fuel Management Zones (FMZs), including identification of maintenance requirements for individual homeowners as well as maintenance requirements to be implemented by the Project's HOA. The review also shall ensure that all of the measures recommended in Section 7.0 (Mandated Inclusion in the CC&R's) of the Project's FPP have been included in the Project's CC&Rs. The Project's CC&Rs also shall require that any future sales of homes to subsequent homeowners also shall require review of the Project's FPP and a signed copy of the Project's FPP shall be included in any subsequent escrow documents. The CC&Rs shall further provide that each year prior to the onset of fire season, the HOA shall provide the lot owners with information regarding wildfire mitigation efforts necessary for community fire safety that are contained within the Project's FPP.

*Mitigation Measure MM 4.21-2 Implementation Stage: Prior to final building inspection.*

*Mitigation Measure MM 4.21-2 Monitoring Party: RCFD*

**MM 4.21-3 states that:** Prior to the sale of any proposed residences within the Project, a copy of the Project's Fire Protection Plan" (herein, "FPP"), prepared by Firewise2000, LLC, dated April 27, 2023, and included as *Technical Appendix L1* to the Project's Environmental Impact Report (SCH No. 2023030118), shall be made available to all potential homebuyers, and all perspective homebuyers shall be provided with education materials related to fire safety, as identified in Section 9.0 of the Project's FPP. Additionally, a copy of the Project's FPP shall be included as part of any future sales agreement, and future homeowners shall be required to sign a copy of the FPP as part of their escrow papers acknowledging the requirements, restrictions, and responsibilities outlined in the Project's FPP. The signed copy of the FPP shall be included in the escrow papers.

*Mitigation Measure MM 4.21-3 Implementation Stage: Prior to final building inspection.*

*Mitigation Measure MM 4.21-3 Monitoring Party:*

4. Rationale: Implementation of Mitigation Measures MM 4.21-1 through MM 4.21-3 would ensure full compliance with the Project's FPP. Specifically, Mitigation Measure MM 4.21-1 would ensure that all structures constructed on the Project site comply with the FPP recommendations related to "Construction Standards" and "Infrastructure," pursuant to Sections 6.0 and 8.0 of the Project's FPP, respectively. Mitigation Measure MM 4.21-2 would ensure that the Project's CC&Rs incorporate the recommended measures from the Project's FPP related to maintenance of the FMZs and as specified in Section 7.0 (Mandated Inclusion in the CC&R's) of the Project's FPP. Mitigation Measure MM 4.21-2 also would ensure that the Project's CC&Rs include measures requiring subsequent homebuyers within the proposed development to acknowledge the responsibilities set forth in the Project's FPP, would ensure that educational materials related to fire safety are distributed to all future homeowners, and would ensure that the CC&Rs require the Project's HOA to provide the lot owners with information regarding wildfire mitigation efforts necessary for community fire safety. Mitigation Measure MM 4.21-3 would ensure that all future homebuyers associated with the Project would be required to review and acknowledge the homeowner responsibilities identified by the Project's FPP for on-going maintenance. With full compliance with the Project's FPP, as would be assured with implementation of Mitigation Measures MM 4.21-1 through MM 4.21-3, would ensure that the Project does not exacerbate fire risk or expose future Project occupants to substantial wildfire-related pollutant concentrations and would ensure that the Project does not result in the exposure of people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Thus, with implementation of the required mitigation, Project impacts would be reduced to less-than-significant levels.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially resulting from the adoption of the EIR cannot be fully mitigated and would be only partially avoided or lessened in consideration of existing regulations, Project design features, or mitigation measures specified in Attachment A (*Mitigation Monitoring and Reporting Program*, incorporated by reference into this document). Accordingly, and as further explained below, the County makes the following findings as to each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of another public agency and not the [County]. Such changes have been adopted by such other agency"; or "Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or project alternatives identified in the final EIR." Therefore, a statement of overriding considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and included herein:

**A. Agriculture and Forestry Resources**

***Impact:*** *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses.*

***Agriculture and Forestry Resources Threshold a):*** *Implementation of the Project would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses.*

1. Project Impact(s): The Project would result in the conversion of approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance" to non-agricultural use. As previously indicated, between 2014 and 2016, Riverside County had a decline in "Important Farmlands" of approximately 0.9%. The Project would contribute towards the loss of "Important Farmland" within Riverside County because agricultural production on site would be permanently precluded with implementation of the proposed Project. This represents a significant impact of the proposed Project on both a direct and cumulatively-considerable basis. (FEIR at pp 4.2-8 and -9)
2. Finding: Feasible mitigation measures are not available for the Project's conversion of approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance" to non-agricultural use. Impacts would remain significant and unavoidable.
3. *Mitigation Measures (MM) and/or Regulatory Requirements (RR):*

   **RR 4.2-1 states:** Prior to Project occupancy, the provisions of Riverside County Ordinance No. 625 shall apply. Ordinance No. 625 requires that when lands are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future land buyers must be notified of any agricultural operations that are on-going in the area, and mandate that such agricultural uses shall not be the subject of nuisance complaints.
4. Rationale: Compensatory mitigation does not meet any of the definitions of mitigation as provided by State CEQA Guidelines § 15370. Specifically, off-site mitigation would not result in an avoidance of the impact by limiting the Project's scope (§ 15370[a]) and would not minimize impacts to agriculturally zoned property "by limiting the degree or magnitude of the Project and its implementation" (§ 15370[b]). Placing existing off-site agricultural lands into a conservation easement also would not rectify the Project's impacts to agriculturally zoned land by "repairing, rehabilitating, or restoring the impacted

environment" (§ 15370[c]), given that such a conservation easement would encompass lands that already are suitable for, if not actively being used for, agricultural production. Such mitigation also would not meet the definition of State CEQA Guidelines § 15370(d) by "reducing or eliminating the impact over time by preservation and maintenance operations during the life" of the Project. Finally, because no new agricultural lands would be created, off-site agricultural easements would not result in the replacement or establishment of "substitute resources or environments" (§ 15370[e]). Therefore, Riverside County finds that off-site mitigation for land containing important agricultural resources is not a viable form of mitigation pursuant to State CEQA Guidelines § 15370. Accordingly, a direct and cumulatively-considerable impact due to the conversion of Farmland to non-agricultural use would occur for which no feasible mitigation is available. Thus, impacts would be significant and unavoidable. (FEIR at p. 4.2-14)

**B. <u>Transportation</u>**

***Impact:*** *Consistency with CEQA Guidelines section 15064.3, subdivision (b).*

***Transportation Threshold b):*** *Implementation of the Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).*

1. <u>Project Impact(s)</u>: Buildout of the residential uses proposed as part of the Project would result in a VMT per capita that is 30.8% above the County's VMT per capita threshold of significance. Therefore, the Project would conflict with or be inconsistent with CEQA Guidelines § 15064.3(b), which represents a significant of the proposed Project. (FEIR at pp. 4.18-9 and 4.18-10)
2. <u>Finding:</u> The Mitigation Measures (MM) and Regulatory Requirements (RR) outlined below would reduce the Project's impacts due to VMT. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)). Regardless, impacts would remain significant and unavoidable.
3. *<u>Mitigation Measures (MM) and/or Regulatory Requirements (RR):</u>*

   **RR 4.18-1 states:** Prior to issuance of building permits, the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.

   *RR 4.18-1 Implementation Stage: As specified by Ordinance No. 659*

   *RR 4.18-1 Monitoring Party: As specified by Ordinance No. 659*

   **RR 4.18-2 states that:** Prior to final building inspection, the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program

Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824.

*RR 4.18-2 Implementation Stage: As specified by Ordinance No. 824*

*RR 4.18-2 Monitoring Party: As specified by Ordinance No. 824*

**RR 4.18-3 states that:** Prior to final building inspection for each phase of the proposed Project, the Project Applicant shall make fair-share contributions towards required transportation improvements, in accordance with Table 1-3 of the Project's Traffic Analysis (*Technical Appendix K2* to this EIR)

*RR 4.18-3 Implementation Stage: Prior to final building inspection.*

*RR 4.18-3 Monitoring Party: Riverside County Planning Department, Riverside County Building and Safety Department.*

**MM 4.18-2 states that:** Prior to issuance of building permits for each phase of the proposed development, Riverside County shall review the building plans to ensure that the following measures have been accommodated by the Project:

a. The Project shall provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities.

b. The Project shall incorporate bicycle lanes, routs, and shared use paths into street systems, new subdivisions, and large developments.

*MM 4.18-2 Implementation Stage: Prior to issuance of building permits for each phase of the proposed development.*

*MM 4.18-2 Monitoring Party: Riverside County Building and Safety.*

4. *Rationale:* As noted by the County Guidelines, Transportation Demand Management (TDM) strategies have been evaluated for the purpose of reducing VMT impacts determined to be potentially significant through use of the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhous Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021 Handbook). For residential land use projects, the 2021 Handbook provides a list of Neighborhood Design measures that reduce VMT. However, the maximum achievable reduction for these measures as noted in the 2021 handbook is limited to 10%. Therefore, even with implementation of all feasible trip reduction measures, including those listed in Mitigation Measure MM 4.18-2, the Project would be unable to reduce its VMT impact to below the impact threshold. It is also recognized that as the Project area and surrounding communities develop as envisioned under the County of Riverside's General Plan, new residential, retail, and other development would be implemented. These actions could collectively alter transportation patterns,

improve the region's jobs/housing ratio, reduce VMT, and support implementation of new or alternative TDM measures. There are no means currently, however, to quantify any VMT reductions that could result from such future growth patterns. Accordingly, even with implementation of Mitigation Measure MM 4.18-2, Project impacts due to VMT would remain significant and unavoidable. (FEIR at 4.18-15)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

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

**A. <u>Aesthetics Cumulative Impacts.</u>**

**Cumulative Impact Finding:** Less-than-cumulatively considerable.

There are no officially-designated or eligible State or County scenic highway corridors within the Project's viewshed. As such, the Project would not have a substantial effect on a scenic highway corridor, and no cumulatively-considerable impacts would occur. The Project would not damage scenic resources visible from off-site locations, including, but not limited to, trees, rock outcroppings, or unique or landmark features. Under existing conditions, the Project site does not afford prominent views of the Santa Ana Mountains or any other prominent visual resources under existing conditions; thus, the Project would not obstruct any views of any regionally-significant scenic resources. The Project also would be subject to compliance with the applicable zoning provisions of Ordinance No. 348, and would be required to comply with all applicable County ordinances governing scenic quality, thereby ensuring the Project does not result in the creation of an aesthetically offensive site open to public view. Furthermore, the Project's proposed residential uses would appear as a continuation of the area's existing rural residential development pattern. Therefore, the proposed Project would not result in less-than-significant cumulatively-considerable impacts associated with scenic resources, scenic vistas, aesthetically-offensive sites, or due to a conflict with applicable zoning and other regulations governing scenic quality. The Project site is approximately 1.1 miles outside of the limits of Zone B of the Mt. Palomar Lighting Policy Area. Cumulative developments in the immediate vicinity of the Project site also are located outside of the Mt. Palomar Lighting Palomar Lighting Policy Area. Therefore, the Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory or conflict with Riverside County Ordinance No. 655; therefore, cumulatively-considerable impacts would be less than significant. Development of the Project and future

development in the Project vicinity would be subject to Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Compliance with Ordinance No. 915 would be assured through future review of building permit applications by Riverside County, and would ensure that the Project does not expose residential properties to unacceptable light levels. Except for the proposed windows, which would not be mirrored, none of the proposed Project materials would consist of reflective materials. Windows on individual homes largely would be obstructed from public views by the Project's proposed landscaping, which includes trees along all roadways within the proposed development. Windows on site would further be obstructed by the Project site's undulating topography. As with the Project, future developments in the Project vicinity similarly would be required to comply with Ordinance Nos. 915 and 348 in order to prevent substantial light and glare affecting daytime or nighttime views in the area. Therefore, cumulatively-considerable impacts due to light and glare would be less than significant. (FEIR at pp 4.1-12 and 4.1-13)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

**B. <u>Agriculture and Forestry Resources</u>**

**Cumulative Impact Finding:** Cumulatively Considerable

The Project site contains Farmland as defined by State CEQA Guidelines Appendix G Section II(a), which would be converted to non-agricultural land use. Specifically, the Project would result in the permanent conversion of approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance" to non-agricultural use. Other lands within western Riverside County that are designated by the County General Plan for urban development or that may be proposed in the future for urban development (i.e., as part of future General Plan Amendments) also could result in the conversion of Farmland to non-agricultural use. The Project and other cumulative developments would contribute to the on-going loss of "Important Farmlands" within the County. Accordingly, Project impacts to Farmland would be cumulatively considerable. The Project site is zoned A-1-1, which is an agricultural zoning classification based on Ordinance No. 625. Although the Project would conflict with the site's existing zoning classification, the Project Applicant is proposing to rezone the Project site for "One Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-1-10,000)" land uses as part of Change of Zone No. 2200031 (CZ2200031), which is not an agricultural zoning classification pursuant to Ordinance No. 625. Accordingly, with approval of CZ2200031, the Project would not conflict with existing

agricultural zoning, and cumulatively-considerable impacts would not occur. In addition, under existing conditions the Project site is not under active agricultural production; therefore, the Project would not conflict with existing agricultural uses on site, and cumulatively-considerable impacts would be less than significant. The Project is not subject to a Williamson Act Contract and is not located within a Riverside County Agricultural Preserve, and Project compliance with Riverside County Ordinance No. 625 would ensure that the Project's impacts to the existing Agricultural Preserve/Williamson Act Contract that occurs immediately east of the Project site (Woodcrest 1 Agricultural Preserve) would be less-than-significant on a cumulatively-considerable basis. The Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Other cumulative developments within the Project vicinity that are located within 300 feet of agriculturally-zoned property similarly would be subject to compliance with Ordinance No. 625. Mandatory compliance with Ordinance No. 625 would ensure that cumulatively-considerable impacts due to the conversion of off-site farmland to non-agricultural use would be less than significant. There are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Accordingly, cumulatively-considerable impacts would not occur. The Project site and surrounding areas are not zoned for forest land (as defined in PRC § 12220(g)), timberland (as defined by PRC § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g)). As such, the Project has no potential to conflict with such zoning, and no cumulatively-considerable impacts would occur. In addition, the Project has no potential to result in the loss of forest land or conversion of forest land to non-forest use, and no cumulatively-considerable impacts due to the loss or conversion of forest land would occur. Furthermore, there are no components of the proposed Project that could result in the conversion of forest land to non-forest use, as there are no lands used for forest land uses; thus, no cumulatively-considerable impacts would occur. (FEIR at pp. 4.2-11 and -12)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

**C. <u>Air Quality Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

The proposed Project would not result in a conflict with the SCAQMD AQMP. Because the Project would be consistent with and would not interfere with implementation of the SCAQMD

AQMP, the Project's cumulatively-considerable impacts due to a conflict with the SCAQMD AQMP would be less than significant. Individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts also would not cause a cumulatively-considerable increase in emissions for those pollutants for which the SCAB is nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. The Project-specific evaluation of emissions presented under the analysis of Threshold b. demonstrates that the Project's construction and operational regional emissions of criteria pollutants would be below the SCAQMD Regional Thresholds. Therefore, the Project would not result in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard, and cumulatively-considerable impacts would be less than significant. The Project's localized emissions during construction would be below the applicable SCAQMD LSTs for emissions of criteria pollutants and would not expose sensitive receptors to substantial pollutant concentrations. In addition, the Project consists of a proposed residential subdivision and does not include any uses that have the potential to result in TACs under long-term operating conditions. Additionally, the analysis under Threshold c. provides substantial evidence that the proposed Project would not cause or contribute to any CO "hot spots." Thus, Project-related air quality emissions would not expose nearby sensitive receptors to substantial pollutant concentrations and impacts would be less-than-cumulatively considerable. The proposed Project would be required to comply with SCAQMD Rules 113, 402, and 431.2 to prevent occurrences of public nuisances (including odors) during both construction and long-term operation, and would be subject to Riverside County's solid waste regulations (Riverside County Ordinance No. 745). Additionally, although the Project includes a sewer lift station, odors associated with the sewer lift station would be highly local and would not combine with any other sources of odor in the local area to produce a cumulatively-considerable increase in odors. Other developments within the cumulative study area similarly would be required to comply with SCAQMD rules and regulations and the solid waste regulations of the applicable local jurisdictions. Therefore, Project impacts due to other emissions (such as those leading to odors) would be less-than-cumulatively considerable. (FEIR at pp. 4.3-34 and -35)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted therein.

**D. <u>Biological Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

The Project would be subject to payment of fees pursuant to Riverside County Ordinance No. 663, which would ensure Project consistency with the SKR HCP. As other cumulative developments also would be subject to compliance with the SKR HCP, Project impacts due to a conflict with the SKR HCP would be less than significant on a cumulatively-considerable basis. The Project is not located within any designated Criteria Cells or conservation areas; thus, cumulatively-considerable impacts regarding MSHCP Reserve Assembly would not occur. The proposed Project would result in permanent impacts to approximately 0.24-acre of MSHCP Section 6.1.2 riparian/riverine habitat within Drainage 1 in the central and southeastern portion of the site. As other cumulative developments have the potential to result in impacts to riparian/riverine habitat, Project impacts to 0.24-acre of riparian/riverine habitat would be cumulatively considerable prior to mitigation. The majority of the Project site does not support riparian habitats; however, Drainage 1 and 2 support southern willow scrub plan that provides a moderate-quality habitat for least Bell's vireo. Other cumulative developments have the potential to result in impacts to habitat communities with the potential to support least Bell's vireo. The Project site is not located near the MSHCP Conservation Areas and is not subject to the UWIG pursuant to MSHCP Section 6.1.4; thus, cumulatively-considerable impacts due to a conflict with MSHCP Section 6.1.4 would not occur. Although focused surveys determined that the burrowing owl is absent from the Project site, there is nonetheless a potential for the site to become occupied with burrowing owls prior to construction activities. Other cumulative developments would similarly have the potential to result in impacts to the burrowing owl; thus, Project impacts to the burrowing owl represent a cumulatively-considerable impact prior to mitigation. The Project would not result in impacts to special status plants; thus, cumulatively-considerable impacts to special status plants would not occur. Although the Project would result in less-than-significant impacts to most special status animals observed or with the potential to occur on the Project site, there is a potential that the site may be occupied by nesting birds prior to the commencement of construction, resulting in potentially significant impacts if construction activities were to occur during the nesting season (February 1 through August 31). Additionally, although not observed during focus surveys, the Project site nonetheless contains suitable habitat for burrowing owls. MSHCP Objective 6 for burrowing owls requires that pre-construction surveys occur prior to site grading. Thus, the Project has the potential to result in impacts to the burrowing owl. As other cumulative developments within the region also have the potential to result in impacts to nesting birds and the burrowing owl, the Project's impacts would be cumulatively considerable. In

addition, the Project would result in impacts to 0.24-acre of habitat suitable for and occupied by least Bell's vireo within Drainage 1. As other cumulative developments also have the potential to result in impacts to the least Bell's vireo, Project impacts to 0.24-acre of suitable habitat (southern willow scrub) for the least Bell's vireo represents a cumulatively-considerable impact of the proposed Project prior to mitigation. The Project site does not contain any wildlife nursery sites; thus, cumulatively-considerable impacts to wildlife nursery sites would not occur. In addition, the Project site does not occur in an existing or planned wildlife corridor or linkage. Therefore, Project impacts to wildlife movement corridors and native wildlife nursery sites would be less than significant on a cumulatively-considerable basis. Implementation of the proposed Project would result in impacts to 0.24-acre of southern willow scrub, which is considered a sensitive vegetation community. As other cumulative developments also have the potential to result in impacts to riparian habitat or other sensitive natural communities, Project impacts to 0.24-acre of southern willow scrub would be cumulatively considerable. The Project would result in direct impacts to areas considered jurisdictional by the RWQCB and/or CDFW. Specifically, the Project would result in impacts to 0.14-acre of Regional Board jurisdiction and 0.24-acre of CDFW jurisdiction. The Project would not result in impacts to areas considered jurisdictional by the USACE. As other cumulative developments within the region also would have the potential to result in impacts to areas subject to jurisdiction by the RWQCB and/or CDFW, Project impacts would be cumulatively considerable. The only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines, Riverside County Ordinance No. 499, and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). However, the Project site does not contain any oak trees that would be subject to the County's Oak Tree Management Guidelines, and Riverside County Ordinance No. 559 applies only to properties located above 5,000 feet amsl. Accordingly, Project impacts due to a conflict with local policies or ordinances protecting biological resources would be less-than-cumulatively considerable. (FEIR at pp. 4.4-31 through -34)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted therein.

**E. <u>Cultural Resources Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

The existing single-family residence was not found to represent a historical resource and is ineligible for inclusion in the NRHP and CRHR. The existing residence does not comprise a historical resource as defined in Section 105064.5 of the California Code of Regulations, and

impacts due to the demolition of this existing residence would be less than significant. As no other historical sites or resources were identified on site, the proposed Project has no potential to result in cumulatively-considerable impacts to historical sites or resources, and no impact would occur. The development of the proposed Project in combination with other projects located in adjacent residential areas would increase the potential for impacts to known and previously unknown archaeological resources that could contribute to the loss of such resources in Riverside County.. Therefore, Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-09, CAR-10, CAR-11, CAR-12, and CAR-13-1, when considered in the context of other cumulative developments, would be cumulatively-considerable prior to mitigation. The Project has the potential to result in impacts to human remains that may be buried beneath the Project site's surface. Other cumulative developments also have the potential to result in impacts to human remains. Although the Project and other cumulative developments would be required to follow existing State and federal law or other agency regulations and policies, the Project's potential impacts to human remains conservatively are evaluated as a cumulatively-considerable impact for which mitigation would be required. (FEIR at p. 4.5-30)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

**F. <u>Energy Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable

There are no components of the proposed Project that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. Although it is possible other cumulative developments could result in the wasteful, inefficient, or unnecessary consumption of energy resources, the Project's projected energy demand during operations would be less-than-cumulatively considerable with mandatory compliance with applicable regulations. The Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with or obstruction of such plans.

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted therein.

**G. <u>Geology and Soils Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable

With exception of erosion hazards, potential geologic and soils effects are inherently restricted to the areas proposed for development and would not contribute to cumulative impacts associated

with other existing, planned, or proposed development. That is, thresholds including fault rupture, seismic ground shaking, liquefaction, landslides, expansive soils, and other geologic hazards would involve effects to (and not from) the proposed Project, and are specific to on-site conditions. Accordingly, addressing these potential hazards for the proposed development would involve using measures to conform to existing requirements, and/or site-specific design and construction efforts that have no relationship to, or impact on, off-site areas. Because of the site-specific nature of these potential hazards and the measures to address them, there would be no connection to similar potential issues or cumulative effects to or from other properties. Cumulatively-considerable impacts would be less-than-significant. During both near-term construction and long-term operation, measures would be incorporated into the Project's design to ensure that significant erosion hazards do not occur. Other developments within the cumulative study area would be required to comply with similar requirements, such as the need to obtain an NPDES permit and mandatory compliance with the resulting SWPPPs. All projects in the cumulative study area also would be required to demonstrate that measures have been incorporated to ensure that development does not result in substantial increases in the amount or rate of runoff under long-term operating conditions, which could in turn increase soil erosion. Further, all projects in the cumulative study area also would be required to comply with Riverside County Ordinance Nos. 457 and 460 (or similar ordinances from other local jurisdictions), as well as SCAQMD Rule 403, which would preclude water- and wind-related erosion hazards during construction. Therefore, because the Project would result in less-than-significant erosion impacts, and because other projects within the cumulative study area would be subject to similar requirements to control erosion hazards during construction and long-term operation, cumulatively-considerable impacts associated with wind and water erosion hazards are evaluated as less-than-significant. (FEIR at p. 4.7-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

**H. <u>Greenhouse Gas Emissions Cumulative Impacts</u>**

**Cumulative Impact Finding:** Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

There is no evidence at this time that would indicate that the emissions from a project the size of the Project would directly or indirectly affect the global climate. As such, Project impacts due to GHG emissions are inherently cumulative in nature. Construction and long-term operation of the Project would result in the emissions of 4,146.60 MT $CO_2e$ per year, which would exceed the CAP screening threshold of 3,000 MT $CO_2e$ per year. Other cumulative developments within

the region similarly have the potential to exceed the County's screening threshold of 3,000 $MTCO_2e$/yr. Accordingly, GHG emissions associated with construction and long-term operation of the Project represents a cumulatively-considerable impact for which mitigation would be required. The Project would be consistent with or otherwise would not conflict with the CARB 2017 Scoping Plan and the CARB 2022 Scoping Plan. However, the Project has the potential to conflict with the Riverside County CAP Update if the Project were unable to achieve 100 points pursuant to the CAP Screening Tables. This is evaluated as a cumulatively-considerable impact of the proposed Project for which mitigation would be required. (FEIR at . 4.8-31)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

**I. <u>Hazards and Hazardous Materials Cumulative Impacts</u>**

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

The Project site does not contain any RECs that could create a significant hazard to the public or the environment. Although the existing single-family residence on site may contain ACMs and/or LBP, compliance with applicable regulations during construction would ensure that Project demolition activities do not expose nearby sensitive receptors or construction workers to significant health risks. There are no other conditions associated with the Project's construction or operations that could result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or conditions that could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Accordingly, cumulatively-considerable impacts would be less than significant. The Project site does not contain any emergency facilities nor would the Project impact an emergency evacuation route. Other cumulative developments would be reviewed by the County of Riverside to ensure no interference with emergency access and evacuation routes would occur. Accordingly, the Project has no potential to result in cumulatively-considerable impacts associated with emergency evacuation plans or evacuation routes, and impacts would be less than significant. Although there are no schools within 0.25-mile of the Project site, the Goddard School of Riverside is located approximately 0.1-mile southeast of the Project site and provides daycare and preschool education services. However, the Project does not contain any land uses associated with the emissions or handling of hazardous or acutely hazardous materials, substances, or waste. The use of and transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. As

such, cumulatively-considerable hazardous materials impacts to nearby schools would be less than significant. The Other cumulative developments within the AIA for the MARB similarly would be required to be reviewed by the ALUC, and would be subject to any conditions of approval that may be imposed by the ALUC. Accordingly, cumulatively-considerable impacts due to an inconsistency with an Airport Master Plan would not occur. Additionally, impacts due to a conflict with an ALUCP would be less-than-cumulatively considerable. The Project site is located outside of the AIA for the Perris Valley Airport, which is the nearest active private airport facility; thus, cumulatively-considerable impacts would not occur. (FEIR at p. 4.9-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted therein.

**J. <u>Hydrology and Water Quality Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not Cumulatively Considerable

The Project would result in less-than-significant impacts to surface and groundwater quality during construction because the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. Compliance with the NPDES permit and the Santa Ana River Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Other cumulative developments within the cumulative study area also would be required to comply with the NPDES Municipal Stormwater Permit and would be required to implement BMPs during construction activities to preclude water quality impacts that could impair downstream waters or groundwater. As such, construction-related surface and groundwater quality impacts, as well as impacts due to a conflict with the Santa Ana River Basin Plan, would be less-than-cumulatively considerable during construction. With respect to long-term impacts to water quality, the Project's proposed storm drain system is designed to route first flush runoff to one of three proposed bioretention basins on site. The bioretention basins have been designed to detain runoff and provide water quality treatment and would reduce pollutants of concern in runoff leaving the Project site. Other cumulative developments would similarly be required to incorporate BMPs to treat water quality pollutants of concern. Accordingly, the Project's impacts would be less than significant on a cumulatively-considerable basis. Although grading would be required to implement the proposed Project, grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff continuing to flow in a southeasterly to northwesterly direction.

As such, the Project would not substantially alter the existing drainage pattern of the Project site or surrounding areas, and impacts would be less than significant on a cumulatively-considerable basis. Additionally, implementation of the proposed Project would not result in an increase in peak runoff from the Project site as compared to existing conditions, and therefore the Project would not result in the alteration of any downstream receiving waters on either a direct or cumulatively-considerable basis. Additionally, because the Project would not result in an increase in peak runoff from the Project site, the Project would not contribute runoff water that could exceed the capacity of existing or planned stormwater drainage systems, and cumulatively-considerable impacts would not occur. During construction the Project would be subject to compliance with the applicable NPDES permit, which requires the preparation and implementation of a SWPPP to address erosion hazards associated with construction activities. Other cumulative developments similarly would be required to prepare and implement a SWPPP. As such, erosion-related hazards during construction activities would be less-than-cumulatively considerable. With development of the Project site, portions of the Project site, including proposed roadways and residential building pads, would consist of impervious surfaces, with large portions of the Project site, including proposed open space areas and the portions of individual lots that would not be developed with residential homes, consisting of pervious surfaces. Thus, the potential for erosion hazards on site would be decreased as compared to existing conditions with buildout of the Project site. Areas that would consist of pervious surfaces either would be landscaped as part of the Project, or would continue to contain natural vegetation, either of which would serve to preclude erosion hazards on site. Additionally, because peak runoff from the Project site would not increase as compared to existing conditions, the Project has no potential to cause or cumulatively contribute to erosion hazards downstream. As such, long-term erosion impacts would be less than significant on a cumulatively-considerable basis. The Project site is not subject to inundation during the 1% annual chance flood. As such, the Project would not impede or redirect flood flows, and cumulatively-considerable impacts would not occur. Areas planned for development on site are not subject to inundation due to floods, tsunamis, or seiche zones. As such, cumulatively-considerable impacts associated with the release of pollutants due to Project site inundation would not occur. (FEIR at pp. 4.10-19 and -20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

**K. <u>Land Use and Planning Cumulative Impacts</u>**

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

With approval of GPA 220009, the Project's proposed land uses would be fully consistent with the General Plan and LMWAP land use designations for the site. Additionally, the proposed Project would not conflict with any of the policies included in the General Plan or LMWAP, and would not conflict with the SCAG 2024-2050 RTP/SCS. Other developments within the western Riverside County region similarly would be required to demonstrate compliance with applicable General Plan and RTP/SCS policies. Thus, the Project's impacts due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less-than-cumulatively considerable. The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). As such, cumulatively-considerable impacts would not occur. (FEIR at 4.11-29)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

**A. Mineral Resources Cumulative Impacts**

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

As mapped by the CDC, the Project site is classified as MRZ-3 and contains no known mineral resource deposits. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a known mineral resource that would be of value to the region or residents of the State. No cumulatively-considerable impacts would occur. Riverside County's General Plan and the LMWAP do not designate the Project site or surrounding areas as a mineral resource recovery site, and there are no other land use plans that identify the site or surrounding areas for containing mineral resources. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No cumulatively-considerable impacts would occur. There are no lands in the Project vicinity that include State classified or designated areas for mineral resources, and there are no existing surface mines in the Project vicinity. As such, no cumulatively-considerable impacts to State classified or designated areas or existing surface mines would occur. There are no known proposed, existing, or abandoned quarries or mines in the Project vicinity. As such, the Project has no potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no cumulatively-considerable impacts would occur. (FEIR at p 4.12-4)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted therein.

**L. Noise Cumulative Impacts**

**Cumulative Impact Finding:** Not Cumulatively Considerable following implementation of mitigation measures and design requirements.

The Project would not be subject to excessive noise levels associated with public airports, public use airports, or private airstrips. There are no components of the proposed Project that would cause or contribute to increased airport-related noise in the area. As such, impacts would be less-than-cumulatively considerable. Typical Project-related construction activities would not expose any nearby sensitive receptors to noise levels exceeding the identified threshold of significance of 80 dBA Leq. While it is possible that Project construction activities could occur simultaneously with construction activities from cumulative developments, based on the list of cumulative developments identified by the Project's TA, which were previously depicted on EIR Figure 4.0-1, the only cumulative developments that could be under simultaneous construction occur along Van Buren Boulevard. The Project's highest construction-related noise levels at the nearest sensitive receptors would be 61.3 dBA Leq, which is far below the identified threshold of significance of 80 dBA Leq. Thus, even if Project construction-related noise levels were to be combined with construction noise from cumulative developments, the resulting noise levels would not have the potential to exceed 80 dBA Leq. Thus, cumulatively-considerable impacts due to construction-related noise would be less than significant. Noise from Project-related blasting activities would not expose nearby sensitive receptors to noise levels in excess of the OSMRE and the CFR standards for airblasts at the nearest sensitive receptor. Blasting activities consist of a single-event source of noise that would be very short in duration, and thus there is no potential for Project-related blasting activities to result in cumulatively-considerable noise increases at nearby sensitive receptors. Accordingly, cumulatively-considerable noise impacts during construction-related blasting activities would be less than significant. The highest Project-related operational noise levels at nearby sensitive receptors would be 35.5 dBA Leq during the daytime and 32.8 dBA Leq during the nighttime, which is well below the daytime and nighttime thresholds of 55 dBA Leq and 45 dBA Leq, respectively. In addition, the Project's increase in ambient noise level due to Project operations would be 0.4 dBA Leq during daytime hours and 0.3 dBA Leq during nighttime hours, which is far below the 5.0 dBA Leq increase that is identified as the threshold of significance for Project-related operational noise increases. Accordingly, the Project has no potential to result in cumulatively-considerable noise impacts during long-term operations, and impacts would therefore be less than significant on a cumulatively-considerable basis. Project-related traffic noise, when considered in the context of traffic from ambient growth and cumulative developments, would not expose any nearby sensitive receptors to traffic-related noise levels exceeding the identified thresholds of

significance. Thus, Project traffic-related noise impacts under EAPC (2027) conditions would be less than significant on a cumulatively-considerable basis. Project-related traffic noise, when considered in the context of traffic from buildout of the Riverside County General Plan and the general plans of other local jurisdictions, would result in a noise increase of 6.1 dBA along the segment of Gamble Avenue south of Iris Avenue, which would exceed the identified 5.0 dBA threshold of significance. Although Project-related traffic noise increases would exceed the identified threshold of significance, the data presented in FEIR Table 4.13-17 shows that with the addition of Project traffic and traffic from cumulative developments, sensitive receptors along this roadway segment only would be exposed to traffic-related noise of 53.1 dBA. As indicated in Table N-1 of the General Plan Noise Element, residential uses are considered "Normally Acceptable" at noise levels up to 60 dBA CNEL; thus, the Project's traffic-related noise increases along this segment of Gamble Avenue would not expose nearby sensitive receptors to a substantial permanent increase in noise levels. In addition, it should be noted that the "No Project" noise levels show lower noise levels along Gamble Avenue than the noise measurements that were collected by Urban Crossroads. As previously shown in FEIR Table 4.13-1 the existing noise measurements collected by Urban Crossroads near the intersection of Iris Avenue and Gamble Avenue (Location L5) shows an existing ambient noise level of 58.9 dBA Leq during daytime hours and 56.1 dBA Leq during nighttime hours, whereas the data presented in FEIR Table 4.13-17 shows that traffic-related noise along this segment of Gamble without the addition of Project traffic only would be 47.0 dBA. Thus, if the analysis were to assume the actual measured ambient noise levels in estimating Project-related traffic noise increases, noise increases due to Project traffic along this roadway segment would be less than 1 dBA, which would be below the significance criteria. Therefore, Project-related traffic noise increases under Horizon Year 2045 conditions would be less than significant. The analysis of potential impacts due to on-site exterior and interior traffic-related noise levels as presented under the analysis of Threshold c. shows potential traffic-related noise impacts affecting future residential dwelling units on site. Thus, there is no potential for cumulatively-considerable impacts associated with traffic-related noise affecting future residential uses on site. Typical Project-related construction activities would not expose any nearby sensitive receptors to construction-related vibration exceeding the identified threshold of significance of 0.04 in/sec PPV, as the highest Project-related vibration levels at nearby sensitive receptors only would be 0.02 in/sec PPV. While it is possible that Project construction activities could occur simultaneously with construction activities from cumulative developments, based on the list of cumulative developments identified by the Project's TA, which were previously depicted on EIR Figure 4.0-1, the only cumulative

developments that could be under simultaneous construction occur along Van Buren Boulevard, while the nearest sensitive receptors to the Project site occur immediately north, east, and south of the Project site boundary. Due to distance between the Project site and nearby cumulative developments, the Project has no potential to expose nearby sensitive receptors to cumulative construction-related vibration levels exceeding 0.04 in/sec PPV. Accordingly, Project vibration-related impacts during typical construction activities would be less than significant on a cumulatively-considerable basis. Vibration-related impacts associated with Project blasting activities would be potentially significant prior to mitigation, blasting activities consist of a single-event source of vibration and each blasting event would be of very short in duration. The nearest cumulative developments occur along Van Buren Avenue and much farther from the nearest sensitive receptors than the Project site, and vibration levels decrease rapidly with distance from the source. Thus, it is highly unlikely that other sources of vibration from cumulative developments, when combined with Project-related blasting vibration levels, would expose nearby sensitive receptors to vibration levels exceeding the identified threshold of significance of 0.04 in/sec PPV. Notwithstanding, and in an effort to provide a conservative evaluation of the Project's impacts, because the Project has the potential to result in significant impacts due to blasting-related vibration levels, there is a remote potential that other cumulative sources of vibration could occur in the local area and contribute to vibration levels at the sensitive receptors nearest to the Project site. Accordingly, Project impacts due to blasting-related vibration during construction would be cumulatively considerable prior to mitigation. Vibration from rock crushing equipment during Project construction is not expected to expose any nearby sensitive receptors to vibration levels greater than 0.00 in/sec PPV. Due to the distance between the proposed rock crushing activities and the nearest cumulative developments along Van Buren Boulevard, there is no potential for the Project to contribute to cumulative vibration levels from rock crushing activities that would exceed 0.04 in/sec PPV. Accordingly, cumulatively-considerable vibration impacts associated with rock crushing activities would be less than significant. (FEIR at 4.13-46 through -48)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

**M. <u>Paleontological Cumulative Impacts</u>**

**Cumulative Impact Finding:** Not cumulatively considerable after the incorporation of Mitigation Measures and Applicable County Regulations and Design Requirements.

The Project site is mapped as having a "Low Potential (L)" for containing paleontological resources, indicating that monitoring for paleontological resources during Project construction is

not warranted. However, there is a remote potential that fossils may be discovered during grading and earthmoving activities. As other cumulative developments within the region also have the potential to result in impacts to paleontological resources, the Project's remote potential for impacting paleontological resources is evaluated as potentially significant on a cumulatively-considerable basis. (FEIR at 4.14-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted therein.

**N. <u>Population and Housing Cumulative Impacts</u>**

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

Under existing conditions, there is one existing occupied residential homes in the east-central portions of the Project site, along with several ancillary buildings. Implementation of the proposed Project would result in the demolition of this existing home. However, as part of the Project a total of 231 single-family homes would be constructed on site, which would more than offset the loss of one single-family residence. Accordingly, the Project would not result in any cumulatively-considerable impacts due to the displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The Project would entail development of the 140.8-acre Project site with 231 single-family homes. As such, the Project would accommodate new housing opportunities within the County. The Project does not include any land uses, such as commercial retail or light industrial land uses, that would generate new employees or an increased demand for additional housing. Accordingly, the Project would not result in any cumulatively-considerable impacts through the creation of a demand for additional housing, including housing affordable to households earning 80% or less of the County's median income. With respect to unplanned population growth, as compared to the Project site's existing General Plan and LMWAP land use designation the Project would result in an increase in the expected population by 421 persons and an increase in the number of dwelling units on site by 126 units. Although the projected population of the proposed Project is greater than anticipated by the General Plan and LMWAP, population growth on-site would not be substantial within the overall scale of unincorporated Riverside County or the various jurisdictions within the SCAG region. Cumulatively-considerable impacts associated with the increase in population has been addressed under the relevant issue areas identified throughout this EIR (e.g., public services, recreation, transportation, etc.). Under each of these topics, cumulatively-considerable impacts are determined to be less than significant, or mitigation measures have been imposed to reduce impacts to the maximum feasible extent. There are no components of the proposed population increase that have not already been addressed and

accounted for throughout this EIR for the Project site. Additionally, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Thus, Project impacts due to unplanned population growth would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.15-6 and -7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

**O. Public Services Cumulative Impacts**

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

Although the proposed Project would be adequately served by fire protection services, based on the response times estimated from nearby fire station facilities, the Project would nonetheless result in an incremental increase in requests for service, which would affect the fire department's ability to provide acceptable levels of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, increased traffic volumes, and increased population. When considered in the context of on-going cumulative development throughout western Riverside County, such impacts would be cumulatively considerable. However, the proposed Project and all cumulative developments within unincorporated Riverside County would be required to contribute DIF fees pursuant to County Ordinance No. 659. Mandatory DIF fee contributions by the Project and cumulative developments would ensure that adequate funding is provided to the Riverside County Fire Department for the acquisition of additional facilities, equipment, and personnel. Accordingly, the proposed Project's impact to the RCFD is evaluated as less-than-cumulatively considerable. Although the Project site would be adequately served by sheriff facilities, the increased population that would be generated by the Project, when considered in conjunction with other on-going development throughout western Riverside County, has the potential to adversely affect service response times. However, the proposed Project and all cumulative developments would be required to contribute DIF fees pursuant to County Ordinance No. 659, which would help to provide for adequate equipment and personnel in the Project area. Therefore, with mandatory payment of DIF fees, Project impacts to police protection services would be less-than-cumulatively considerable. The proposed Project would generate approximately 124 school-age children on an annual basis, and thus would result in an increase in demand for school services. The proposed Project, when considered in conjunction with on-going development throughout the service area for the RUSD would cumulatively affect the ability of the RUSD to provide school services. However, the Project and all cumulative developments would be required to

contribute fees to these school districts in accordance with Riverside County Ordinance No. 575. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, although the Project's impacts to school services would be cumulatively considerable, cumulatively-considerable impacts would be less than significant with contribution of mandatory school impact fees. The proposed Project, when considered in conjunction with on-going development throughout western Riverside County, would cumulatively affect the ability of the RCPLS to serve the local community with library services. It is not possible to identify environmental impacts that may be associated with such new or expanded library facilities until a specific proposal and design for such facilities are prepared by the RCPLS. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation in this EIR (State CEQA Guidelines § 15145). Environmental effects of such library facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. However, the Project and all cumulative developments would contribute property taxes and would be required to contribute DIF fees to Riverside County pursuant to County Ordinance No. 659, which could be used for the purpose of acquiring book titles and/or additional library square footage. Any mitigation measures required for new or expanded library facilities also could be funded, in part, from property taxes allocated by Riverside County to such purposes. Therefore, because environmental impacts associated with new or expanded library facilities cannot be known at this time and would be determined in the future once Riverside County identifies a specific proposal for new or expanded library facilities, Project impacts to library services and facilities are evaluated as less than significant on a cumulatively-considerable basis. The proposed Project, when considered in conjunction with on-going growth and development in western Riverside County, would cumulatively impact the ability of local medical facilities that provide health services. However, the Project and all cumulative developments would be required to comply with County Ordinance No. 659, which requires a development impact fee payment to the County that is partially allocated to public health services and facilities. With mandatory compliance with Ordinance No. 659, the Project's impacts to health services and facilities would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.16-11 and -12)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

**P. <u>Recreation Cumulative Impacts</u>**

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

Cumulatively-considerable impacts associated with the construction of the proposed on-site trail system and trailhead/parking area have been evaluated throughout this EIR under the appropriate subject heading (e.g., air quality, biological resources, etc.). Where cumulatively-considerable impacts have been identified associated with Project implementation, mitigation measures have been identified to reduce construction-related impacts to the maximum feasible extent. There are no components of the planned trails or pedestrian facilities on site that have not already been addressed and accounted for throughout this EIR for the Project site. Accordingly, cumulatively-considerable impacts due to the construction of on-site trails and pedestrian facilities would be less than significant. The Project would accommodate approximately 24.3 acres of parking/trailhead, trails, and passive recreational opportunities, which would exceed the Project's parkland demand of 2.3 acres. In the event that the RPOSD does not credit all or a portion of the Project's on-site recreational amenities towards the Project's parkland dedication requirements, then the Project Applicant would be required to pay fees pursuant to Section 10.35 of Ordinance No. 460, which would provide funding to allow Riverside County to acquire and/or improve new parkland within the County. Other developments within the region similarly would be required to accommodate adequate parkland on site, or to pay in-lieu fees to be used for acquiring and improving recreational resources within the County. As such, cumulatively-considerable impacts due to a conflict with the County's parkland dedication requirements and due to the physical deterioration of existing off-site recreational resources would be less than significant. (FEIR at p. 4.17-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

**Q. <u>Transportation and Traffic Cumulative Impacts</u>**

**Cumulative Impact Finding:** Cumulatively Considerable.

The Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Specifically, there are no components of the Project that would conflict with Connect SoCal, the Riverside County CMP, or the Riverside County General Plan Circulation Element. Accordingly, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with a program, plan, ordinance, or policy addressing the circulation system. The VMT per capita for the Project's proposed residential uses would exceed the County's threshold of significance by 30.8%. Other cumulative developments within the Project region also have the potential to exceed the County's thresholds of significance for VMT. Accordingly, the Project's impacts due to VMT would be cumulatively considerable. The Project would involve low-density residential

development within an area that is characterized by and/or planned for residential uses interspersed with commercial retail uses and open space. As such, the land use proposed by the Project would not comprise an incompatible use with existing or planned land uses in the surrounding area. Additionally, during the County's review process of GPA220009, CZ2200031, and TTM38510, the County reviewed the proposed design plans to ensure that no hazardous roadway features would be implemented. Other cumulative developments would similarly be required to demonstrate that no hazards would occur due to incompatible land uses or due to a geometric design feature. As such, cumulatively-considerable impacts would be less than significant. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, cumulatively-considerable impacts would be less than significant. The Project has the potential to adversely impact circulation in the local area during the construction of proposed frontage improvements to roadways abutting the Project site, including Iris Avenue and Chicago Avenue. There is a potential that other cumulative developments could be under simultaneous construction in the local area, and may adversely affect traffic along local roadways, including Iris Avenue and Chicago Avenue. Both the Project and other cumulative developments would be required to implement appropriate traffic control measures during construction so as not to significantly adversely affect the circulation system. Nonetheless, in the absence of mitigation, the Project's potential impacts to circulation during construction would be cumulatively considerable. Under long-term operating conditions, the Project would have no effect on emergency access in the local area and the Project would accommodate two EVA access points, thereby resulting in less-than-significant impacts to emergency access. However, during proposed improvements to abutting roads along the Project frontage (i.e., Iris Avenue and Chicago Avenue), there is a potential that temporary lane closures that may occur during the Project's construction phase could overlap with construction activities associated with cumulative developments. Although it is anticipated a less-than-significant impact would occur, out of an abundance of caution, a significant temporary impact is identified. Accordingly, impacts would be cumulatively-considerable prior to mitigation. The Project would entail the construction of a pedestrian and equestrian trail ranging in width from 8 feet to 16 feet throughout the Project site. Impacts associated with the construction of this trail are inherent to the Project's construction phase, and cumulatively-considerable impacts associated with the Project's construction phase have been evaluated throughout this EIR. Where impacts are identified, mitigation measures have been identified to reduce impacts to the maximum feasible extent. Accordingly, cumulatively-considerable impacts associated with the construction of the

proposed community trail would be less than significant. (FEIR at pp. 4.18-12 and -13)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

**R. Tribal Cultural Resources Cumulative Impacts**

**Cumulative Impact Finding:** Not cumulatively considerable after implementation of Mitigation Measures and County Design Requirements.

Project impacts to *portions* of Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, and CA-RIV-7184, CA-01, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR-13-1 represent a significant tribal cultural resources impacts of the proposed Project for which mitigation would be required. Other developments projects in western Riverside County also would have the potential to result in impacts to TCRs, including sites or resources that may be buried beneath the ground surface. As such, potential Project impacts to these tangible TCRs would be cumulatively considerable prior to mitigation. The development of the proposed Project in combination with other projects within the vicinity of the Project site would cumulatively contribute to impacts to TCR landscapes and ultimately could contribute to loss of these resources in the area. Although the Project and other cumulative developments would be required to follow existing State and federal law or other agency regulations and policies that require tribal consultation, because the Project site is located within an identified TCR landscape, Project impacts to the TCR landscape would be cumulatively considerable prior to mitigation. In addition, the Project has the potential to result in impacts to TCRs that may be present beneath the ground surface of areas to be disturbed by Project-related construction activities. Other developments projects in western Riverside County similarly have the potential to result in impacts to previously-undiscovered TCRs, including sites or resources that may be buried beneath the ground surface. As such, potential Project impacts to previously-undiscovered TCRs would be cumulatively considerable prior to mitigation. (FEIR at p. 4.19-15)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the FEIR and the citations noted therein.

**S. Utility and Service Systems Resources Cumulative Impacts**

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

The Project would require a number of improvements related to water, wastewater treatment, and storm drainage systems, although such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with the Project's construction phase have been evaluated throughout this EIR, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible

extent. There are no components of the Project's proposed water, wastewater, or storm drainage systems that could result in impacts not already evaluated by other sections of this EIR. Accordingly, impacts associated with the construction of new or expanded water, wastewater treatment, and stormwater drainage systems would be less-than-cumulatively considerable. The WMWD anticipates that it would have a surplus of water supplies in relation to water demand through at least 2045. As previously noted, the Project's incremental increase in demand for water resources would consist of only 6.6% of the WMWD's excess capacity in 2020 and only 1.8% of WMWD's projected excess capacity in 2045. The WMWD UWMP evaluates the water demands of cumulative developments within WMWD's service area based on the adopted land use designations as identified by the County's General Plan and the general plans of other cities within WMWD's service area. While it is possible that other cumulative developments could involve General Plan amendments that could increase the water demand beyond the UWMP demand and supply projections, any such proposals would be subject to their own CEQA-compliance process and would be required to demonstrate that the increased demand can be accommodated by WMWD. Furthermore, consideration of any such potential future General Plan amendments would be speculative at this time (see CEQA Guidelines § 15145). Because the WMWD would have the capacity to serve the Project as well as future cumulative developments within its service area, cumulatively-considerable impacts to water supply would be less than significant. A number of improvements to provide sewer service to the Project would be required, although impacts associated with such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with Project construction activities have been evaluated throughout this EIR, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Project's proposed wastewater improvements that would result in impacts not already evaluated by other sections of this EIR. Accordingly, impacts associated with the construction of new or expanded wastewater treatment conveyance facilities would be less-than-cumulatively considerable. Although the Project would increase sewer flows requiring treatment by the RWQCP, the Project's incremental increase in demand comprises only 0.13% of the RWQCP's total daily capacity. As such, because adequate treatment capacity exists at the RWQCP to treat the Project's sewer flows, cumulatively-considerable impacts to wastewater treatment capacity would be less than significant. Solid waste generated by construction and operation of the Project would represent nominal proportions of the daily disposal capacity at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. The landfills are currently projected to remain open until as far into the future as 2059 (Badlands

Landfill) and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. The Project would not directly result in the need for expanded solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill have sufficient existing capacity to handle solid waste generated by the Project. Rather, the Project's incremental contribution to solid waste generation may contribute to an ultimate need for expanding the solid waste disposal facilities that would serve the Project and/or the construction of additional solid waste disposal facilities. Moreover, it is possible that as other developments in the region are proposed, the RCDWR and WMIE may opt to construct new solid waste disposal facilities to serve those developments, and such facilities may or may not receive solid waste generated by the Project. Although the Project has the potential to cumulatively contribute to the demand for new or expanded solid waste disposal facilities, the construction of which could significantly impact the environment, it is too speculative for evaluation in the absence of a proposed expansion or development plan (CEQA Guidelines, 14 CCR § 15145). Therefore, the Project's cumulatively-considerable impacts to solid waste disposal facilities are evaluated as less than significant. The Project would adhere to regulations set forth by local and State regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments would also be required to comply with such regulations. As such, the Project as well as other cumulative developments in the area would not result in cumulative impacts with respect to compliance with federal, State, and local statutes and regulations related to solid wastes. Impacts would be less-than-cumulatively considerable. Cumulative impacts associated with the provision of facilities for electricity, natural gas, communications systems, stormwater drainage, street lighting, maintenance of facilities, construction of off-site sewer and water lines, and other governmental services are evaluated throughout the appropriate issue areas in this EIR. In all cases, where cumulatively-considerable impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Accordingly, cumulatively-considerable impacts associated with the provision of utility facilities to serve the proposed Project would be less than significant. (FEIR at p. 4.20-10)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

**T. <u>Wildfire Cumulative Impacts</u>**

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

The Project site does not contain any emergency facilities nor does it serve as an emergency

evacuation route, and the Project would not serve as an evacuation route under long-term conditions. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Other cumulative developments similarly would be required to accommodate emergency access and facilities. Moreover, cumulative conditions evacuation times in the local area would increase by approximately 14 minutes, resulting in a worst-case evacuation time of 41 minutes within Evacuation Area B under cumulative Scenario 5. The resulting evacuation time would be well below the FEMA-identified threshold of significance of 90 minutes. As such, cumulatively-considerable impacts due to a conflict with emergency response plans or emergency evacuation plans, and due to increased evacuation times during an emergency, would be less than significant. Future development on site would comply with the fire abatement requirements specified by the Project's FPP (FEIR *Technical Appendix L1*), which includes the provision of FMZs, construction standards, recommended CCRs, and recommended provisions related to infrastructure. Compliance with the requirements of the Project's FPP would ensure that the Project does not exacerbate wildfire hazards or expose people or structures to a significant risk of loss, injury, or death involving wildland fire hazards. Other developments within the cumulative study area would similarly be required to address fire hazards as appropriate and to provide measures to avoid or reduce the potential risk of wildfire in the region. However, a cumulatively-considerable impact could occur if the Project did not implement the recommendations of the Project's FPP. This is evaluated as a potentially significant impact on a cumulatively-considerable basis. The Project's FMZs would require on-going maintenance, including on-going thinning of vegetation, that could result in significant environmental effects, particularly to biological resources. However, impacts associated with Project implementation, including implementation of the recommended FMZs, are evaluated within appropriate subject headings throughout this EIR (e.g., Section 4.4, *Biological Resources*), and in all cases impacts were determined to be less than significant, or would be reduced to less-than-significant levels with the implementation of mitigation measures. Other cumulative developments would similarly be required to address potential on-going impacts to the environment associated with fuel protection measures. Thus, with the mitigation measures presented throughout this EIR to address cumulatively-considerable impacts, the Project's cumulatively-considerable impacts due to the installation or maintenance of fire protection infrastructure would be less than significant. With implementation of the Project's FPP (FEIR *Technical Appendix L1*) the risk of wildfire hazards occurring on the Project site would be substantially reduced. Additionally, Project-related runoff, including runoff following fire events, would be controlled by the Project's proposed drainage system, which includes

bioretention basins to preclude a substantial increase in the rate of runoff. There are no components of the Project that would result in increased potential for landslides, including during fire events. Thus, cumulatively-considerable impacts due to the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, would be less than significant. (FIER at pp. 4.21-20 and -21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

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

A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or location. Section 15126.6(a) places special emphasis on focusing the discussion on alternatives which provide opportunities for eliminating any significant adverse environmental impacts, or reducing them to a level of insignificance, even if the alternative would impede to some degree the attainment of the project objectives, or would be costlier. In this regard, the EIR must identify an environmentally superior alternative among the other alternatives. As with cumulative impacts, the discussion of alternatives is governed by the "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably ascertained or does not contribute to an informed decision-making and public participation process. The range of alternatives is defined by those alternatives, which could feasibly attain the objectives of the project. As directed by State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish most of the basic objectives of the Project.

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

The underlying purpose and goal of the proposed Project is to accomplish the reuse of underutilized property with an economically viable, employment-generating use that is compatible with the surrounding area. This underlying goal aligns with various aspects of the SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; also referred to as "Connect SoCal"), particularly the facilitation of goods movement industries and the generation of local employment opportunities that can reduce the need for long commutes to and from work. The following objectives are intended to achieve these underlying purposes:

(FEIR at pp. 3-2 and 3-3)

A. To diversify the mix of uses in the Mead Valley community of Riverside County to support the growing goods movement supply chain.

B. To develop supply chain uses in close proximity to designated truck routes and the State highway system to avoid or shorten vehicular trip lengths on other roadways.

C. To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.

D. To develop Class A light industrial buildings in the Mead Valley community of unincorporated Riverside County that are designed to meet contemporary industry standards and be economically competitive with similar industrial buildings in the local area and region.

E. To attract new employment-generating businesses in unincorporated Riverside County, thereby growing the economy and providing a more equal jobs-housing balance in the local area that will reduce the need for members of the local workforce to commute outside the area for employment.

F. To develop uses that have architectural design and operational characteristics that are compatible with other existing and planned developments in the local area.

G. To develop a property that has access to available infrastructure, including roads and utilities. To efficiently develop an underutilized property with a complementary mix of land uses, including residential, commercial, recreational, and open space land uses.

## A. Alternatives

As directed in State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives to the project that could avoid or substantially reduce one or more of the significant effects. Because not all significant effects can be substantially reduced to a less-than-significant level, either by adoption of mitigation measures, County regulations and design requirements, existing regulations, or by standard conditions of approval, the following section considers the feasibility of the Project alternatives as compared to the proposed Project. As explained below, these findings describe and reject, for reasons documented in the Final EIR and summarized below, each one of the Project alternatives. The evidence supporting these findings is presented in Section 6.0, *Alternatives*, of the FEIR and elsewhere in the administrative record as a whole.

### 1. No Development Alternative (NDA)

The No Development Alternative (NDA) considers no development on the Project site beyond that which occurs under existing conditions. As such, the Project site would continue to consist

of 140.8 acres of disturbed land, with a single-family residence occurring in the central portion of the site. Under the NDA, no improvements would be made to the Project site and none of the Project's roadway, utility, or other infrastructure improvements would occur. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would leave the Project site in its existing condition. (FEIR at p. 6-3)

**2. No Project Alternative (NPA)**

The No Project Alternative (NPA) assumes development of the Project site in accordance with the site's existing General Plan and land uses. The Project site is located within the LMWAP portion of the Riverside County General Plan. As shown on Figure 2-5 in EIR Subsection 2.0, the Project is designated for "Rural Community – Very Low Density Residential (RC-VLDR)" land uses by the General Plan and the LMWAP. According to Appendix E to the General Plan, RC-VLDR land uses are anticipated to be developed at a midpoint density of 0.75 dwelling units per acre (du/ac). Thus, under this alternative, the 140.8-acre Project site would be developed with 106 Very Low Density Residential dwelling (minimum 1-acre lot sizes) on approximately 87.6 acres of the Project site, a sewer lift station on approximately 0.2-acre, water quality basins on 4.9 acres, open space on 23.82 acres, and roadways on 24.27 acres. Open space areas and roadway improvements under this alternative would be similar to those proposed as part of the Project. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would allow for buildout of the Project site in accordance with the site's existing General Plan and LMWAP land use designations. (FEIR at p. 6-3)

**3. High Density Residential Alternative (HDRA)**

Under the High Density Residential Alternative (HDRA), approximately 5.5 acres of the Project site located along Iris Avenue west of Chicago Avenue would be developed with up to 110 very high density single-family attached dwelling units, with the remaining portions of the Project site remaining in their existing condition. Implementation of the HDRA would require a Foundation Component General Plan Amendment (FGPA) to change the site's adopted General Plan and LMWAP land use designation from "Rural Community – Very Low Density Residential (RC-VLDR)" to "Community Development - Very High Density Residential (VHDR)." Pursuant to the Riverside County General Plan Administration Element, FGPAs are required for any change from the "Rural Community" Foundation Component to the "Community Development" Foundation Component, and FGPAs only may be approved during the County's designated 8-year cycle, with the most recent 8-year FGPA cycle having occurred in 2024. Thus, implementation of the HDRA would not occur until at least 2032. The High Density Residential

Alternative (HDRA) has been identified in order to consider an alternative that would allow for some residential development on site, while avoiding the Project's significant and unavoidable impacts due to VMTs and reducing to the maximum feasible extent the Project's significant and unavoidable impacts to agricultural resources and TCRs. (FEIR at pp. 6-3 and -4)

**4. Environmentally Superior Alternative**

State CEQA Guidelines section 15126.6 requires the identification of the environmentally superior alternative. As discussed herein, implementation of the NDA would result in no physical environmental impacts beyond those that have already occurred on the property. Because the NDA would avoid all of the Project's impacts, it warrants consideration as the "environmentally superior alternative." However, pursuant to State CEQA Guidelines § 15126.6(e)(2), if a no project alternative is identified as the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Accordingly, the HDRA, as discussed above in subsection is identified as the Environmentally Superior Alternative pursuant to State CEQA Guidelines section 15126.6 because it would result in a substantial reduction in environmental impacts in comparison to the Project, and would avoid the Project's significant and unavoidable impacts due to VMT. (FEIR at pp. 6-29 and -30)

**5. Alternatives Considered but Rejected**

Alternative Site Location Alternative: The Riverside County General Plan land use map and a list of approved/pending development proposals within Riverside County and nearby jurisdictions, there are no other available, undeveloped properties of similar size (i.e., approximately 140.8 acres) that are zoned for and adjacent to other properties designated for residential development and that would reduce or avoid the Project's significant and unavoidable impacts. For example, a different site location would merely shift the Project's unavoidable impacts due to VMTs to a different location, and it is likely that similar or more severe near-term impacts could occur at off-site locations if the Project were instead to be developed in an area with a more balanced ratio of jobs and housing. For these reasons, Riverside County finds that evaluation of an alternative site location is not required for the Project because alternative site locations would not reduce or avoid the Project's significant environmental effects. (FEIR at pp. 6-4 and -5)

Tribal Cultural Resources Avoidance Alternative: The Tribal Cultural Resources Avoidance Alternative would entail avoiding identified Tribal Cultural Resources (TCRs) as part of the design and development of the Project site in order to reduce or eliminate the Project's significant and unavoidable impacts to TCRs. However, tribal consultation between Riverside County and the Tribes (Pechanga Band of Indians and Soboba Band of Luiseño Indians) determined the

presence of a TCR landscape, as defined by California Public Resources Code Section 21074.2. The TCR landscape includes, but is not limited to, the Project site. Although the Project would avoid 14.46 acres of the 16.39 acres of identified tangible cultural resources site on the Project site (representing 89% of the overall areas of the Project site containing cultural resources deposits), and although the Project would implement mitigation measures to reduce to less-than-significant levels the Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, as well as Project impacts due to the relocation of CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1, because the TCR landscape encompasses the entirety of the Project site, any development on site would result in significant and unavoidable impacts to the TCR landscape. The No Development Alternative (NDA), as discussed herein, already considers leaving the Project site in its existing condition. As implementation of the NDA also would completely avoid the Project's impacts to the TRC landscape, consideration of a separate TCR Landscape Avoidance Alternative would be duplicative and unnecessary, and therefore has been rejected from detailed consideration as part of this EIR. (FEIR at p. 6-5)

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

**A. <u>Economic Development Benefits.</u>**

Under existing conditions, the Project site contains one residential dwelling and therefore generates very limited tax revenue for the County. With implementation of the Project, the Project site would be developed with 231 dwelling units. Development of the proposed uses would generate approximately 772 residents, resulting in increased property tax revenue. The Project's construction-related employees and operational-related residents and employees would purchase goods and services in the region. Thus, approval of the proposed Project would represent a substantial benefit to the residents of unincorporated Riverside County.

**B. <u>Increased Housing Opportunities</u>**

The Project would result in the generation of up to 231 dwelling units and would generate approximately 772 residents. Thus, the Project would increase the available housing supply within the region and would assist Riverside County in meeting Its Regional Housing Needs Assessment.

**C. <u>Roadway Improvements</u>**

The Project Applicant proposes the following roadway improvements:

- Iris Avenue: For the portion of Iris Avenue between the southwest corner of the Project site and Gamble Avenue, the Project Applicant would dedicate 30 feet of right-of-way (ROW) and would improve this segment of Iris Avenue to its ultimate half-width cross-section as a Local Street with a total ROW of 50 feet, which would include approximately 32 feet of paved travel lanes, curb and gutter along the north side of the roadway, and a 10-foot-wide parkway that would include a five-foot-wide curb-separated sidewalk. For the portion of Iris Avenue located between Gamble Avenue and Chicago Avenue, the Project Applicant would dedicate 10 feet of ROW, and would improve this segment of Iris Avenue to its ultimate half-width cross section as a Local Roadway with a total ROW of 50 feet, which would include 32 feet of pavement, curb and gutter along the north side of the roadway, and a 10-foot-wide parkway along the northern side of the roadway that would include a 5-foot-wide curb-separated sidewalk.
- Chicago Avenue: For the portion of Chicago Avenue at the Project entrance north of Iris Avenue, the Project would implement full-width improvements to Chicago Avenue as a Modified Local Street with a total ROW of 67 feet, which would include approximately 40 feet of paved travel lanes; curb and gutter; a 15-foot-wide parkway along the west side of the roadway that would include a five-foot-wide curb-separated sidewalk; and a 10-foot-wide parkway along the eastern side of the road that would include a five-foot-wide sidewalk. The portion of Chicago Avenue proposed to provide access within the Project site would be constructed to its full-width standard as a Local Street with a total ROW of 60 feet, and would include 36 feet of paved travel lanes; curb and gutter; and 10-foot-wide parkways on each side of the street that would include five-foot-wide curb-separated sidewalks. The portion of Chicago Avenue along the east boundary of the Project site, between Hibiscus Avenue and Gentian Avenue, would be improved to its ultimate half-width section as a Local Street with a total ROW of 50 feet, and would include 32 feet of paved travel lanes with a 10-foot-wide swale along the western side of the roadway.
- Internal Local Roadways: The remaining roadways proposed on site would be constructed as local roadways with a total ROW of 60 feet, and would include 36 feet of paved travel lanes; curb and gutter; and 10-foot-wide parkways along each side of the road that would include five-foot-wide curb-separated sidewalks.
- Roundabout: One roundabout is proposed at the southeast corner of the Project site with connections to Chicago Avenue and Street S. The proposed roundabout would include a total ROW of 33 feet to 81 feet and would include 16 feet of paved travel lanes, curb and

gutter, and a six-foot sidewalk around the perimeter of the roundabout.

- EVA: One Emergency Vehicle Access (EVA) point is proposed, between Lots 13 and 14 at the eastern terminus of Street E. The EVA would not be used by future Project residents, except in cases of emergencies (e.g., wildfires) where evacuation of the community is required.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes, community service facilities, or encourages other activities which cause significant environmental effect. The discussion is as follows:

A. CEQA requires a discussion of the ways in which the proposed Project would be growth inducing. The CEQA Guidelines identify a project as growth inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New employees and new residential developments represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and including additional economic activity in the area. (FEIR at p. 5-3)

B. A project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with an increase in population or employment and thus reducing or removing the barriers to growth. This typically occurs in suburban or rural environments where population or employment growth results in increased demand for service and commodity markets responding to the new population of residents or employees. Economic growth would likely take place as a result of the proposed Project's operation as a residential development. The Project's construction-related employees and operational-related residents and employees would purchase goods and services in the region, but any secondary increase in employment associated with meeting these goods and services needs would be marginal, accommodated by existing goods and service providers, and highly unlikely to result in any new physical impacts to the environment. Therefore, while the Project would create economic opportunities caused by introducing new residents to the Project site, this change would not induce substantial new growth in the region. (FEIR at p. 5-4)

C. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of significance to the environment. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning

agencies such as the Southern California Association of Governments (SCAG). Significant growth impacts also could occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way. (FEIR at p. 5-4)

D. Areas area surrounding the Project site is primarily characterized by rural residential uses, with higher-density residential uses and commercial uses occurring to the south of the Project site along Van Buren Boulevard. Development of the Project site with residential land uses would not directly induce surrounding properties to develop, because large portions of the area surrounding the Project site already are developed with residential uses, or are planned for long-term development with rural residential uses. Accordingly, the growth-inducing impacts of the Project would be less than significant. The Project is not expected to induce growth of land uses changes on the other parcels in the vicinity, as other lands surrounding the site are either already developed or planned to be developed consistent with their General Plan land use designations. (FEIR at p. 5-4)

E. Furthermore, the proposed Project's improvements to the public infrastructure, including roads, drainage infrastructure, and other utility improvements are consistent with Riverside County's General Plan and would not indirectly induce substantial and unplanned population growth in the local area. (FEIR at p. 5-4)

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

**A. <u>Land Use Element</u>**

The Land Use Element designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public-quasi-public uses. The Land Use Element also discusses the standards of residential and non-residential density intensity for the various land use designations. The Land Use Element also provides development standards related to each land use category, and general plan policy level direction for an array of land-use related issues.

. The Project site is currently located in the Rural Community Foundation Component. The Project site is designated by the General Plan Land Use Plan for RC-VLDR land uses. The Project Applicant proposes to redesignate the Project site for "Rural Community – Low Density Residential (RC-LDR)." With the adoption of applications for a General Plan Amendment

(GPA220009), Change of Zone (CZ2200031), and Tentative Tract Map (TTM38510), the Project would be consistent with the County General Plan Land Use Element.

**B. Circulation Element**

The Riverside County General Plan includes a Circulation Element, which designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The Circulation Element also identifies transportation routes, terminals, and facilities. Circulation Element Policy C 2.1 states that the County will maintain the following County-wide target LOS: LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. The Project Applicant would be required to construct transportation improvements, pay fair-share costs towards required improvements, and contribute fees towards the County's DIF and TUMF fee programs, which would ensure that all of the Project's study area intersections operate at an acceptable LOS D or better. Additionally, all of the Project's roadway improvements are consistent with all applicable Circulation Element policies and requirements. The proposed Project is consistent with the General Plan Circulation Element and is therefore consistent with the General Plan.

**C. Multipurpose Open Space Element**

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

The Western Riverside County MSHCP is a comprehensive habitat conservation/planning program for western Riverside County that is intended to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats. The Project site is not located within any MSHCP Criteria Cells, and as such has no potential to conflict with the MSHCP Reserve Assembly Requirements. The analysis presented in FEIR Subsection 4.4, *Biological Resources*, demonstrates that with the

implementation of applicable Mitigation Measures, the Project would be fully consistent with all applicable MSHCP requirements, including requirements related to impacts to riparian/riverine resources and requirements related to pre-construction surveys for the burrowing owl and nesting birds.

With the implementation of Applicable County Regulations and Design Requirements (Regulatory Requirement) and Mitigation Measures (MMs), the Project would have a less-than-significant impact on cultural resources as disclosed in FEIR Subsection 4.5, *Cultural Resources*. In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. would be required, which would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. As disclosed in Subsection 4.17, *Recreation*, the Project does not include any residential uses or other land use that may generate a population that would directly increase the use of existing County park facilities. Therefore, the Project would be fully consistent with the General Plan Multipurpose Open Space Element.

**D. <u>Safety Element</u>**

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves the following functions: develops a framework by which safety considerations are introduced into the land use planning process; facilitates identification and mitigation of hazards for new development and thus strengthens existing codes; project review, and permitting processes; presents policies directed at identifying and reducing hazards in existing development; and strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-related reconstruction policies. The Project complies with all applicable building codes, County Ordinances, and State and federal laws. The proposed Project is consistent with the General Plan Safety Element and is therefore consistent with the General Plan.

As indicated in FEIR Subsection 4.7, *Geology and Soils*, the Project site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The Project is subject to seismic ground shaking associated with earthquakes. With implementation of the recommendations contained in the Project's Geotechnical Update (*Technical Appendix F1*), as would be required by FEIR Mitigation Measure MM 4.7-1, impacts associated with ground-shaking would be reduced to a less-than-significant level. Liquefaction is not considered to be a hazard at the Project site. Accordingly,

the Project would not be subject to seismic-related ground failure, including liquefaction. Also, the potential for seismically-induced settlement at the property would be reduced to less-than-significant levels with implementation of the recommendations contained in the Project's Geotechnical Update (*Technical Appendix F1*). With implementation of the Project's Geotechnical Update (*Technical Appendix F1*) as required by FEIR Mitigation Measure 4.7-1, the Project would not result in adverse effects associated with on- or off-site landslide, lateral spreading, collapse, rockfall hazards, or ground subsidence. Mudflow hazards also are not likely to occur on site due to the nature of on-site soils. Additionally, with mandatory compliance to the site-specific Project's Geotechnical Update (*Technical Appendix F1*) as required by FEIR Mitigation Measure 4.7-1, impacts due to changes in topography or ground surface features, as well as impacts associated with cut slopes steeper than 2:1 and higher than 10 feet in height, would be less than significant. The Project would not result in substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain an NPDES permit, as well as adhere to a WQMP and SCAQMD Rule 403. With mandatory compliance to these regulatory requirements, the potential for soil erosion impacts would be less than significant. Additionally, impacts due to expansive soils would be less than significant as the soils on site are non-expansive. (FEIR at pp. 4.7-18 through 4.7-20)

As indicated in EIR Subsection 4.9, *Hazards and Hazardous Materials*, there are no conditions associated with the Project site's existing condition or surroundings that would create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. With mandatory compliance with applicable hazardous materials regulations, the Project would not create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, the Project's light industrial warehouse buildings would not include the transport, use, or disposal of significant quantities of hazardous materials. With mandatory regulatory compliance, potential hazardous materials impacts associated with the residential, commercial, and recreational uses associated with long-term operation of the Project would be less than significant. The Project is not identified along an emergency access route on any local or regional plans. The Project also has no potential to result in significant impacts associated with hazardous emissions or hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, assuming mandatory compliance with applicable regulations. Site-specific Phase I and II Environmental Site Assessments (FEIR Technical Appendix H), which did not identify any RECs in connection with the site. The Phase 1 ESAs does not identify any hazardous materials sites on the property that have been identified

on lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (FEIR at pp. 4.9-16 and 4.9-17)

As disclosed in FEIR Subsection 4.18, *Transportation and Traffic*, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The Project would, however, result in significant unavoidable impacts due to VMT, as addressed in the FEIR. The Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less than significant. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. The Project proposes the development of residential land uses, and mandatory compliance with FEIR Mitigation Measure MM 4.18-1 would ensure that a traffic control plan is implemented during construction in order to preclude near-term construction-related impacts to transportation. (FEIR at pp. 4.18-13 and -14)

**E. <u>Noise Element</u>**

The Noise Element identifies and appraises noise problems and includes policies to protect the County from excessive noise. The County of Riverside has adopted a Noise Element of the General Plan to control and abate environmental noise, and to protect the citizens of the County from excessive exposure to noise. The Noise Element identifies two separate types of noise sources: 1) transportation, and 2) stationary, and establishes guidelines for acceptable transportation and stationary community noise levels. The analysis in the Project-specific Noise Impact Analysis (NIA) included as FEIR Technical Appendix J and the analysis in FEIR Subsection 4.13, *Noise*, demonstrates that the Project would be fully consistent with the General Plan Noise Element.

As disclosed in FEIR Subsection 4.13, *Noise*, the Project would not expose people residing or working in the area to excessive noise levels associated with public or private airports, as there are no airports within two miles of the Project site. The Project would not result in the 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 applicable standards of other agencies. Traffic-related noise impacts would be less than significant. Vibration levels associated with Project-related construction activities also would be below applicable thresholds of significance. Thus, the Project would not cause the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. (FEIR at pp. 4.13-53 and -54) Therefore, the Project is consistent

with the General Plan Noise Element.

**F. Housing Element**

The 2021-2029 Housing Element identifies and establishes County policies intended to fulfill the housing needs of existing and future residents in Riverside County. The Element establishes policies that guide County decision-making and set forth an action plan to implement its housing goals.

As disclosed in FEIR Subsection 4.15, *Population and Housing*, the Project contains one residential structure. However, as part of the Project a total of 231 single-family homes would be constructed on site, which would more than offset the loss of one single-family residence. As such, proposed development on-site would not result in the displacement of substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Accordingly, no impact would occur. The expected population increase of 421 persons as compared to the population anticipated based on the site's existing General Plan and LMWAP land use designations represents only 0.27% of the expected 155,100 person increase anticipated in the unincorporated portions of Riverside County between 2016 and 2045. Similarly, the increase in the number of dwelling units on site by 106 units as compared to the site's existing General Plan and LMWAP land use designations represents only 0.30% of the expected 42,400 new households anticipated in unincorporated Riverside County by 2050. Accordingly, although the projected population of the proposed Project is greater than anticipated by the site's existing General Plan and LMWAP land use designations, population growth on-site would not be substantial within the overall scale of unincorporated Riverside County or the various jurisdictions within the SCAG region. The Project would not directly induce substantial unplanned population growth in the area, and impacts would be less than significant. In addition, the Project does not involve the construction of any infrastructure that could otherwise induce substantial population growth. Accordingly, the Project is consistent with the General Plan Housing Element. (FEIR at pp. 4.15-5 and 4.15-6)

**G. Air Quality Element**

As disclosed in FEIR Subsection 4.3, *Air Quality*, Project construction- and operational-related activities would not exceed any of the SCAQMD regional thresholds of significance. As such, Project regional construction- and operational-related emissions would not result in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard. Thus, the Project would be consistent with the General Plan Air Quality Element. (FEIR pp. 4.3-35 and 4.3-36)

**H. Healthy Communities Element**

The Healthy Communities Element establishes policies to address primary health issues that may address County residents, such as high rates of obesity, chronic illness, air pollution, lack of access to healthy foods, unsafe environments, and lack of access to health care and mental health services. The Project would be consistent with the applicable Healthy Communities Element policies governing Countywide Land Uses and non-Motorized Transportation, as the Project would help to achieve the purposes of the General Plan through compliance with applicable General Plan policies.

**I. <u>Administration Element</u>**

The Administration Element focuses on the administration of the General Plan, which is the sole responsibility of the County of Riverside, under the authority of the Board of Supervisors This Element details the vision for Riverside County, General Planning Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the General Plan, and other administrative topics. The Project is fully consistent with all provisions of the General Plan and as such the Project would not conflict with any Administrative Element polices.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses, pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible environmental changes and provides in the FEIR Section 5.0, *Other CEQA Considerations*, the following findings:

A. Natural resources in the form of energy resources would be used during the proposed Project, but development of the Project site as proposed is not expected to negatively affect the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). (FEIR at pp. 5-1 and 5-2)

B. Construction and operation of the proposed Project would not involve the use of large sums or sources of non-renewable energy. (FEIR at p. 5-3)

C. The Project is required by law to comply with the California Building Standards Code (CALGreen), compliance with which reduces a building operation's energy demand. The Project also would be subject to regulations to reduce the Project's reliance on non-renewable energy sources, and would be subject to the Energy Independence and Security Act of 2007, which contains provisions designed to increase energy efficiency and availability of renewable energy. The Project also would be subject to California Energy Code, or Title 24, which contains measures to reduce natural gas and electrical demand, thus requiring less non-renewable energy resources. The Project would avoid the inefficient, wasteful, and unnecessary consumption of energy during long-term Project operations. (FEIR at p. 5-3)

D. Compliance with federal, State, and local regulations related to hazardous materials would be required of all contractors working on the property during the Project's construction and of all

the residents that occupy the Project's buildings. As such, construction and long-term operation of the proposed Project would not have the potential to cause significant irreversible damage to the environment, including damage that may result from upset or accident conditions. (FEIR at p. 5-3)

**BE IT FURTHER RESOLVED** by the Board of Supervisors that proposed GPA220009, CZ2200031, and TTM38510 are consistent with the Riverside County General Plan.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered the Final EIR in evaluating GPA220009, CZ2200031, and TTM38510, and that the Final EIR is an accurate and objective statement that complies with the California Environmental Quality Act (CEQA) and reflects the County's independent judgment, and that the Project's EIR is incorporated herein by this reference.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of overriding consideration, **CERTIFIES** Final EIR, and **ADOPTS** the Mitigation Monitoring and Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between the mitigation measures as set forth in the Final EIR, and those set forth in the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR addressing GPA220009, CZ2200031, and TTM38510 is on file with the Clerk of the Board, including the final exhibits and related cases, are hereby approved for the real property described and shown on the final exhibits, and said real property shall be developed substantially in accordance with the Project's plans and specifications, unless amended by the Planning Commission.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Final EIR addressing GPA220009, CZ2200031, and TTM38510 shall be placed in the Office of Clerk of the Board, in the Office of County Planning Department, and the Office of the Building and Safety Director.

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

**Board of Supervisors** **COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2025-290**

**CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 220009, CHANGE OF ZONE NO. 2200031, AND TENTATIVE TRACT MAP NO. 38510**

ROLL CALL:

| | |
|---|---|
| Ayes: | Medina, Spiegel, Washington, Perez, and Gutierrez |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____
Deputy

11/04/2025 Item 3.20

# ATTACHMENT "A"

# MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| **4.1 Aesthetics** | | | | | |
| Threshold a: There are no officially-designated scenic highway corridors in the Project vicinity or viewshed. The closest State-designated scenic highway to the Project site is SR 243, which is located approximately 27.1 miles east of the Project site. The closest County-eligible scenic highway is El Sobrante Road, which is located approximately 3.7 miles southwest of the Project site. Due to distance and intervening topography, the Project site would not be visible from any portion of an officially-designated or eligible scenic highway corridor, and impacts would be less than significant. | Less-than-Significant Impact | **RR 4.1-1:** The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents or degrade their quality of life. | Project Applicant, Future Building Occupants | As specified by Ordinance No. 915 | As specified by Ordinance No. 915 |
| Thresholds b. and c: The Project site is largely disturbed and implementation of the Project would not result in any damage to scenic resources including trees, rock outcroppings, unique or landmark features, or scenic vistas available to the public. The Project would appear as a continuation of the existing rural residential development pattern in the area, and there are no components of the Project that would result in the creation of an aesthetically offensive site open to public view. The Project also would be subject to compliance with the applicable zoning provisions of Ordinance No. 348, and would be required to comply with all other applicable County ordinances governing scenic quality. Therefore, the Project would not result in the creation of an aesthetically offensive site open to public view. The Project also would not degrade the existing visual character or quality of public views of the site and its surroundings. Impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d.: The Project site is located approximately 1.1 miles north of the limits of Zone B of the Mt. Palomar Lighting Policy area. Therefore, the Project is not subject to the | No Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| provisions of Ordinance No. 655. As such, the Project has no potential to impact the nighttime use of Mt. Palomar Observatory as protected through Riverside County Ordinance No. 655, and no impact would occur.<br><br>Thresholds e. and f.: Development on the Project site would be subject to Riverside County Ordinance No. 915. None of the Project's proposed building materials would consist of reflective materials, except for the proposed windows, which would not be mirrored and would have similar low-potential glare characteristics as do other glass windows on residential buildings in the Project vicinity. Impacts would be due to light and glare less-than-significant. | Less-than-Significant Impact | | | | |
| **4.2 Agriculture and Forestry Resources** | | | | | |
| Threshold a: The Project would result in the conversion of approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance" to non-agricultural use. As previously indicated, between 2014 and 2016, Riverside County had a decline in "Important Farmlands" of approximately 0.9%. The Project would contribute towards the loss of "Important Farmland" within Riverside County because agricultural production on site would be permanently precluded with implementation of the proposed Project. This represents a significant impact of the proposed Project on both a direct and cumulatively-considerable basis for which feasible mitigation measures are not available.<br><br>Threshold b: The Project Applicant is proposing to rezone the Project site for "One Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-1-10,000)" land uses as part of Change of Zone | Significant and Unavoidable Impact<br><br>Less-than-Significant Impact | **RR 4.2-1:** Prior to Project occupancy, the provisions of Riverside County Ordinance No. 625 shall apply. Ordinance No. 625 requires that when lands are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future land buyers must be notified of any agricultural operations that are on-going in the area, and mandate that such agricultural uses shall not be the subject of nuisance complaints. | Project Applicant, Future Building Occupants | Riverside County Planning Department | Prior to Project occupancy |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| No. 2200031 (CZ2200031), which is not an agricultural zoning classification pursuant to Ordinance No. 625. Therefore, with approval of CZ2200031, the Project would not conflict with existing agricultural zoning, and no impact would occur. There are no components of the proposed Project that could result in indirect impacts to off-site agricultural uses. The Project site is not subject to a Williamson Act contract and is not located within any County Agricultural Preserves, and with mandatory compliance with Riverside County Ordinance No. 625 there are no components of the proposed Project that have the potential to adversely affect agricultural operations at the nearest agricultural preserve/Williamson Act-contracted lands. Impacts would be less than significant. | | | | | |
| Threshold c: Although the Project site occurs within 300 feet of agriculturally-zoned property located north and east of the Project site, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Based on the mandatory compliance with Ordinance No, 625, impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d.: Assuming mandatory compliance with Riverside County Ordinance No. 625, there are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts would be less than | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| significant.<br><br>Thresholds e., f., and g.: There are no forest lands in the Project vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur. | No Impact | | | | |
| **4.3 Air Quality** | | | | | |
| Threshold a: The Project's regional and localized construction- and operational-source emissions would not exceed applicable regional significance thresholds or LSTs. Additionally, although the Project is inconsistent with the site's existing General Plan land use designation and zoning classification, the analysis of Thresholds b. and c. demonstrates that the Project's construction and long-term operational activities would not exceed any of the SCAQMD Regional Thresholds or LSTs. As such, the Project would not conflict with or obstruct implementation of the applicable air quality plan, and impacts would be less than significant. | Less-than-Significant Impact | **RR 4.3-1:** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth-moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, Riverside County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.<br>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.<br>• 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 midmorning, afternoon, and after work is done for the day.<br>• The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less. | Project Applicant, Construction Contractors | SCAQMD, Riverside County Building & Safety Department | During construction activities |
| Threshold b.: Project construction-and operational-related regional emissions would not exceed any of the SCAQMD Regional Thresholds for criteria pollutants. As such, Project regional construction- and operational-related emissions would not result in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard, and impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold c.: Project-related construction emissions would not exceed the SCAQMD LSTs for any criteria pollutant, and long-term operation of the Project would not expose | Less-than-Significant Impact | **RR 4.3-2:** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 113, *Table of Standards*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 50 | Project Applicant, Construction Contractors | Riverside County Building & Safety Department, SCAQMD | During construction activities involving architectural coatings |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| sensitive receptors to substantial pollutant concentrations. The Project would not produce the volume of traffic required to generate a CO "hot spot." Given the distance of the Project from surrounding sensitive receptors, the dominant wind patterns blowing to the northwest away for receptors, and the annual $PM_{2.5}$ emissions from equipment during each year of construction, any DPM generated from construction activity would result in less-than-significant ground-level concentrations of DPM and would not result in a significant health risks to nearby sensitive receptors. Therefore, the Project would not expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations, and impacts would be less than significant. | | grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards.<br><br>**RR 4.3-3:** The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. In addition to the SCAQMD requirements listed above, additional SCAQMD rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 431.2 (Low Sulfur Fuel) and Rule 1186 / 1186.1 (Street Sweepers).<br><br>**RR 4.3-4:** The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. | Project Applicant, Construction Contractors<br><br>Project Applicant, Construction Contractors, Future Building Tenants | SCAQMD, Riverside County Building and Safety Department<br><br>SCAQMD | During construction activities<br><br>As specified by Rule 402 |
| Threshold d.: The Project does not propose land uses typically associated with emitting objectionable odors. Standard construction requirements would minimize odor impacts from construction. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with Riverside County Ordinance No. 745. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. The Project also would be required to comply with California Code of Regulations (CCR), Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment. The Project also would also comply with the SCAQMD (Southern Coast Air Quality Management District) Regulation XI, Rule 1113 – Architectural Coating, which would minimize odor impacts from VOC emissions during architectural coating. The proposed system for the sewer lift station has been designed to efficiently pump out wastewater multiple times | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| per hour, would include redundancies to prevent failure, and would be required to include odor control measures in conformance with County standards. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required. | | | | | |
| **4.4 Biological Resources** | | | | | |
| Threshold a.: The Project would not conflict with the SKR HCP, with the mandatory payment of fees pursuant to Riverside County Ordinance No. 663. The Project would not result in a conflict with the MSHCP Reserve Assembly requirements. However, the Project would result in permanent impacts to approximately 0.24-acre of MSHCP Section 6.1.2 riparian/riverine habitat within Drainage 1. Thus, prior to mitigation, the Project's anticipated impacts to MSHCP Section 6.1.2 would represent potentially significant impacts. The Project would also result in impacts to 0.24-acre of southern willow scrub plant that provides moderate quality habitat for the State- and federally-listed endangered least Bell's vireo. Additionally, the Project has the potential to result in impacts to the burrowing owl, if the site were to become occupied prior to commencement of construction activities; thus, prior to mitigation, potential impacts to the burrowing owl represent a conflict with MSHCP Section 6.3.2. Implementation of Mitigation Measure MM 4.4-1 would ensure that Project impacts to 0.24-acre of MSHCP Section 6.1.2 riparian/riverine habitat within Drainage 1 are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite. Implementation of Mitigation Measures MM 4.4-2 and MM 4.4-3 would ensure that appropriate fencing is installed in order to mitigate impacts due to onsite development. | Less than Significant with Mitigation Incorporated | **RR 4.4-1:** Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee*. | Project Applicant | Riverside County Planning Department, CDFW | Prior to the issuance of grading permits |
| | | **RR 4.4-2:** Prior to issuance of grading permits, the Project Applicant shall make payment of fees in accordance with the Stephen's Kangaroo Rat Habitat Conservation Plan pursuant to Riverside County Ordinance No. 663, *Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees*. | Project Applicant | Riverside County Planning Department, CDFW | Prior to the issuance of grading permits |
| | | **RR 4.4-3:** Prior to issuance of grading permits or other permits authorizing ground-disturbing activities associated with the Project, the Project Applicant shall provide the Riverside County Planning Department with copies of the appropriate Wildlife Agency permits to address impacts to approximately 0.14-acre of Regional Board jurisdictional waters and 0.24-acre of CDFW jurisdictional streambed. Permits required include, but may not be limited to, a Waste Discharge Order pursuant to Section 13260 of the California Water Code from the Santa Ana Regional Water Quality Control Board (Regional Board), and a Section 1602 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW). | Project Applicant | Riverside County Planning Department, CDFW, Regional Board, Corps | Prior to issuance of grading permits or other permits authorizing ground-disturbing activities. |
| | | **MM 4.4-1** In order to mitigate Project impacts to 0.14-acre of RWQCB jurisdiction, 0.24-acre of CDFW jurisdiction (consisting of 0.24-acre of southern willow scrub), and 0.24-acre of MSHCP Section 6.1.2 riparian/riverine resources (consisting of 0.24-acre of southern willow scrub), prior to final building inspection a conservation easement shall be placed over the 2.75 acres of riparian/riverine habitat onsite. A Habitat | Project Applicant | Riverside County Planning Department | Prior to final building inspection |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Implementation of Mitigation Measures MM 4.4-4 and MM 4.4-5 would preclude indirect effects to the preserved riparian/riverine habitat on site during both construction and long-term operation. Implementation of Mitigation Measure MM 4.4-6 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing and rock blasting activities, in accordance with MSHCP Objective 6 for the burrowing owl. Implementation of Mitigation Measure MM 4.4-7 would require pre-construction surveys for nesting bird species, including the least Bell's vireo, and requires the avoidance with appropriate buffers for any active nests identified during the nesting season (February 1st through August 31st). Implementation of Mitigation Measure MM 4.4-8 would ensure that all ground-disturbing activities are monitored by a biological monitor and would ensure that impacts to biological resources are avoided or properly addressed. Impacts would be reduced to less-than-significant levels.<br><br>Thresholds b. and c.: The Project would not result in any impacts to special status plants. However, there is a potential for the Project site to become occupied by burrowing owls prior to commencement of construction activities. Additionally, territories for the least Bell's vireo were detected on-site during the 2024 focused surveys. A total of 0.24-acre of permanent and temporary impacts to suitable habitat for and occupied by least Bell's vireo (southern willow scrub) would occur within Drainage 1. Implementation of MM 4.4-6 and MM 4.4-7 would ensure pre-construction nesting surveys are conducted prior to commencement of construction activities (including blasting), and further requires appropriate avoidance of any active nests that may be identified if construction activities are to take place during the nesting | Less than Significant with Mitigation Incorporated | Mitigation Monitoring and Reporting Program shall be prepared to be approved by the County of Riverside Environmental Programs Division, Western Riverside County Regional Conservation Authority and regulatory agencies. Invasive plant species shall be removed to enhance the riparian/riverine habitat onsite and the Project Applicant shall replant the impacted areas with native landscaping.<br><br>**MM 4.4-2** In order to mitigate impacts to riparian/riverine resources and least Bell's vireo, prior to final building inspection the Project Applicant shall preserve and enhance approximately 92% of the onsite drainage features. The Project Applicant shall install six-foot solid concrete masonry walls on an average of approximately 98 feet from the edge of the riparian habitat to act as a buffer between the riparian habitats within Drainage 1 and 2 and onsite development. Double picket tubular steel fencing with gaps no greater than 2" shall be installed along the backyards of Lots 87 through 90 as to prevent cats from crossing the fence line.<br><br>**MM 4.4-3** In order to mitigate impacts to riparian/riverine resources and least Bell's vireo, prior to final building inspection the Project Applicant shall fence the onsite trail with a four-foot high wood split rail fence with wire mesh covering the entire width and height of the fence to deter pedestrians and dogs from entering into the riparian riverine habitat. The trail shall have posted signs at all trail entrances reflecting limited hours of use to the trail, signage to enforce dogs on leash at all times, as well as cautionary signage of rattlesnakes to deter residents from entering into the riparian habitat. Landscaping associated with the trail shall have a restriction of non-native and invasive plant species and will not use any species listed in Table 6-2 of the MSHCP. Habitat enhancement and restoration activities shall be phased to ensure that higher quality habitat shall be available through restoration prior to impacting potentially occupied least Bell's vireo habitat. The Project's CC&Rs shall include a provision requiring the Project's Homeowner's Association (HOA) to be responsible for the maintenance of the trail, including fencing along the trail. Additionally, the Project's CC&Rs shall require the Project's HOA to educate residents of the natural occurring wildlife and natural habitat on the Project site. | Project Applicant<br><br>Project Applicant | Riverside County Planning Department<br><br>Riverside County Planning Department | Prior to final building inspection<br><br>Prior to final building inspection |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| season for birds. Implementation of the required mitigation would reduce Project impacts to below a level of significance.<br><br>Threshold d.: The Project site has not been identified as occurring in a wildlife corridor, and the Project site does not contain any native wildlife nursery sites. The nearest movement corridors to the Project site, as identified by the MSHCP, occur approximately 1.8 miles to the northeast and 3.0 miles to the southwest. As such, implementation of the proposed project would not impact wildlife movement opportunities and impacts to wildlife corridors and linkages would be less than significant.<br><br>Threshold e.: The Project would result in impacts to 0.24-acre of southern willow scrub, 1.79 acres of Riversidean sage scrub, 8.35 acres of non-native grassland, 99.79 acres mapped as disturbed, and 2.61 acres mapped as developed. The Project would generally maintain existing drainage patterns, and impacts to Goldenstar Creek would be less than significant. As previously noted, the only sensitive vegetation community on site is southern willow scrub, while Riversidean sage scrub, non-native grassland, disturbed, and developed areas are not considered special-status plant communities. Project impacts to 0.24-acre of southern willow scrub habitat represents a significant impact. Implementation of MM 4.4-1 would ensure that Project impacts to 0.24-acre of southern willow scrub are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite, and would reduce Project impacts to special-status plant communities to below a level of significance.<br><br>Threshold f.: The Project would not result in impacts to federally-protected wetland habitat or Corps jurisdictional waters. However, | Less-than-Significant Impact<br><br>Less than Significant with Mitigation Incorporated<br><br>Less than Significant with Mitigation Incorporated | **MM 4.4-4** In order to preclude potential indirect impacts due to encroachment into open space areas during construction activities, the following measures shall be implemented. The following measures shall be specified in bid documents issued to prospective construction contractors, and Project construction contractors shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance.<br>• Construction worker training shall be provided by a qualified biologist at the first pre-construction meeting;<br>• Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;<br>• No equipment shall be operated in areas of flowing water;<br>• Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and<br>• A qualified biologist shall be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat that will be impacted within the onsite drainage features, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.<br><br>**MM 4.4-5** In order to preclude potential indirect impacts to on-site preserved riparian habitat and/or on-site mitigation areas, prior to issuance of building permits for lots abutting the on-site drainages Riverside County shall review the building plans to ensure that edge effects have been minimized through the planting of native landscaping on manufactured slopes within the conserved areas, and through the installation of fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal | Construction Contractors, Project Applicant<br><br>Project Applicant, Construction Contractors | County of Riverside Building & Safety Department<br><br>Riverside County Building & Safety Department | Prior to and during construction activities<br><br>Prior to issuance of grading permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| implementation of the proposed Project would result in impacts to 0.14 acres of Regional Board jurisdictional waters and 0.24 acres of CDFW jurisdictional streambed. Project impacts to areas subject to RWQCB and/or CDFW represent significant impacts for which mitigation would be required. Implementation of MM 4.4-1 would ensure that Project impacts to approximately 0.14-acre of Regional Board jurisdictional waters and 0.24-acre of CDFW jurisdictional streambed are mitigated through the management of 2.75 acres of riparian/riverine habitat onsite. Implementation of the required mitigation would reduce the Project's impacts to waters subject to jurisdiction by the Regional Board and CDFW to less-than-significant levels.<br><br>Threshold g: Aside from the SKR HCP and the MSHCP, which are addressed under the analysis of Threshold a., the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). There are no oak trees or vegetation communities containing oak trees within the Project site, and Ordinance No. 559 applies to properties located above 5,000 amsl in elevation. Therefore, the Project has no potential to conflict with the County's Oak Tree Management Guidelines or Riverside County Ordinance No. 559, and no impact would occur. | No Impact | dumping, and other adverse human disturbances.<br><br>**MM 4.4-6** To avoid take of active burrowing owl burrows (nests) and in accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging), the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.<br>• Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. The results of the survey should be submitted to Riverside County and the California Department of Fish and Wildlife (CDFW) within three days of survey completion. The pre-construction survey shall be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.<br><br>• Burrowing Owl Management Plan: If active burrowing owl burrows are detected, the Project Applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.<br>• The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and Western Riverside County Multiple Species Habitat | Project Applicant, Project Biologist | Riverside County Environmental Programs Department, Riverside County Planning Department | Prior to vegetation removal or ground-disturbing activities. Surveys to take place within 30 days of the commencement of any ground disturbing activities. |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | Conservation Plan (MSHCP). The qualified biologist and Project Applicant shall coordinate with the County of Riverside, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The County shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.<br>• If burrowing owls are observed within Project site(s) during Project implementation and construction, the Project Applicant shall notify CDFW and the County immediately in writing within 48 hours of detection. A Burrowing Owl Plan shall be submitted to CDFW and the County for review and approval within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The County shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.<br>• If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW and the County as described above. If burrowing owl are found, the | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | same coordination described above shall be necessary.<br>• A final report shall be prepared by the qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report shall be submitted to the County and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.<br><br>**MM 4.4-7** Prior to the issuance of grading or blasting permits, Riverside County shall ensure that the following note is included on the Project's plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.<br><br>*"In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503, 3503.5, and 3513, vegetation clearing and blasting activities shall be conducted outside of the bird nesting season to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance or blasting activities, to determine the presence of nests or nesting birds. The nest surveys shall include the Project site and adjacent areas where project activities have the potential to cause nest failure. The survey results shall be provided to the County's Planning Department. The Project Applicant shall adhere to the following:*<br><br>*1) The Project Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and* | Project Applicant, Construction Contractors, Project Biologist | Riverside County Environmental Programs Department, Riverside County Planning Department | Prior to issuance of grading permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | *minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.*<br><br>*2) Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.*<br><br>*If no nesting birds are observed during the survey, site preparation construction, and blasting activities may begin. If active nests are identified, avoidance or minimization measures shall be undertaken in consultation with the County of Riverside and CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, and approved by the County of Riverside, based on their best professional judgement and experience (typically 300-foot buffer for most species, 500-foot buffer for raptor species) . The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The Designated Biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Designated Biologist determines that such Project activities may be causing an adverse reaction, the Designated Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Within 30 days of completion of the survey and* | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | *nesting bird monitoring, a report shall be prepared and submitted to the County for mitigation monitoring compliance record keeping."*<br><br>**MM 4.4-8** As a condition of future grading permits, biological monitoring shall be required during all initial ground-clearing operations. A biological monitor shall be present during initial site clearing activities and at appropriate intervals throughout construction to ensure compliance with mitigation measures and regulatory permit conditions. Monitors shall be responsible for ensuring that impacts to special status species, native vegetation, wildlife habitat, and sensitive or unique biological resources that may be present prior to commencement of construction activities are avoided or appropriately addressed. Monitors shall also conduct Workers Environmental Awareness Program (WEAP) training to inform construction personnel of applicable mitigation measures and permit conditions, as well as any potential for infraction.<br><br>If any special status plants or wildlife are found, the biologist shall take appropriate action as defined in the MSHCP, mitigation measures, permit conditions, and/or applicable regulations. Federal, State, and local agencies shall be consulted as needed and appropriate. If needed, an avoidance buffer shall be established to protect the resource until this action has been completed. If common or special status wildlife is discovered, the biologist or biological monitor may move it out of harm's way or encourage it to move out of the work area prior to initiation of Project activities, if safe and feasible and permitted to do so. Monitoring and survey activities shall be documented and, at the conclusion of Project construction activities, all monitoring reports and communications shall be retained in Project files to allow for review by the Lead Agency and wildlife agencies, if requested. | Project Applicant, Future Occupants, Biological Monitors | Riverside County Environmental Programs Department, Riverside County Planning Department | Prior to issuance of future grading permits. |
| **4.5 Cultural Resources** | | | | | |
| Thresholds a. and b.: The existing single-family residence was not found to represent a historical resource and is ineligible for inclusion in the NRHP and CRHR. As such, the existing residence does not comprise a historical resource as defined in Section 105064.5 of the California | Less than Significant with Mitigation Incorporated | **MM 4.5-1** 060 - Planning-CUL.2 Controlled Grading. Although all bedrock features will be either preserved in place or relocated into open space on site, the soils surrounding cultural Site(s) P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I will be impacted | Project Applicant, Project Archaeologist | Riverside County Planning Department, Tribal Monitor | Prior to ground disturbing activities and to be included in the CRMP |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Code of Regulations, and impacts due to the demolition of this existing residence would be less than significant. As no other historical sites or resources were identified on site, Project impacts to historical sites and resources would be less than significant. However, there is a potential for previously-undiscovered historical resources to occur on the site surface or beneath the surface of areas planned for physical impact (i.e., grading) as part of the Project. Potential impacts to previously-undiscovered historical resources on site or within the off-site improvement areas would be significant on both a direct and cumulatively-considerable basis prior to mitigation. Implementation of MM 4.5-12 would ensure that any historical resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated, including if necessary curation of the historical artifact(s) at the Western Science Center in Hemet or as directed by the County Archaeologist. Implementation of the required mitigation would ensure that any potential impacts to subsurface historical sites or resources would be reduced to less-than-significant levels.<br><br>Thresholds c. and d.: Implementation of the proposed Project would result in direct physical impacts to approximately 0.61-acre of the overall 12.17 acres mapped for Site P-33-12915/CA-RIV-7181, and would impact approximately 0.97-acre of the overall 3.80 acres mapped for Site P-33-12916/CA-RIV-7182, both of which are considered eligible under NRHCP Criterion D and CRHR Criterion 4. In addition, because a Phase II testing program was not conducted for Sites CAR-04, CAR-05, CAR-08, CAR-09, CAR-10, CAR-11, CAR-12, and CAR-13-1, for purposes of analysis herein these sites are considered eligible for inclusion in the NRHP and CRHR. The Project would | Less than Significant with Mitigation Incorporated | during construction activities. To address controlled grading in this area, a plan will be developed in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, and included in the Cultural Resources Monitoring Program (CRMP) by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report required pursuant to Mitigation Measure MM 4.5-10.<br><br>**MM 4.5-2** 060 - Planning-CUL. 4 ECS Sheet- Resource Relocation and Reburial Prior to issuance of grading permits: the developer/applicant shall provide evidence to the Riverside County Planning Department that a confidential Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area to be used for relocation of the bedrock milling features that cannot be avoided by this project. In addition, a permanent space within this area will be predetermined and designated, in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians,on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.<br><br>**MM 4.5-3** 060 - Planning-CUL. 5 ECS Sheet - Resources Preserved in Place Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of *portions* of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), and P-33-012917 (CA-RIV-7183).<br><br>**MM 4.5-4** 060 - Planning-CUL. 6 Feature Relocation. Site P-33-002918 (CA-RIV-7184) Feature D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, and E, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-I cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist and a representative from the Soboba Band of Luiseño Indians and Pechanga Band of Indians shall meet onsite to determine the strategy for relocating | Project Applicant<br><br>Project Applicant<br><br>Project Applicant, Project Supervisor, Project Archaeologist | Riverside County Planning Department<br><br>Riverside County Planning Department<br><br>Riverside County Planning Department, Native American Monitor | Prior to final map approval<br><br>Prior to final map approval<br><br>Prior to issuance of grading permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| result in direct impacts to Sites CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1. Therefore, Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1 represent a significant impact of the proposed Project for which mitigation would be required. The remaining archeological sites identified on the Project site either are not considered eligible for listing under the NRHP or the CRHR (Sites P-33-12917/CA-RIV-7183, P-33-02918/CA-RIV-7184, CA-01, and CA-02) or would not be impacted by the Project (Sites CAR-09, CAR-11, and CAR-12); thus, Project impacts to Sites P-33-12917/CA-RIV-7183, P-33-02918/CA-RIV-7184, CA-01, CA-02, CAR-09, CAR-11, and CAR-12 would be less than significant. In addition, the existing residence does not comprise a historical resource as defined in Section 105064.5 of the California Code of Regulations, and impacts due to the demolition of this existing residence would be less than significant. Implementation of Mitigation Measure MM 4.5-1 would ensure that controlled grading is implemented at Sites P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I , which would ensure the systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits. Implementation of Mitigation Measure MM 4.5-1 would ensure that Project construction workers are subject to sensitivity training to enable them to assist in the identification of potential subsurface cultural resources. Implementation of Mitigation Measures MM 4.5-2 and MM 4.5-3 would ensure that the Project's Final Map includes an Environmental Constraints Sheet that identifies the open space areas on site that would be used for the relocation of bedrock | | the milling features to a permanent open space area predetermined and designated, in consultation with Tribes, on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, as well as follow the cultural customs and traditions of Tribes, any visible artifacts shall be recovered and recorded, and photo documentation of each feature in situ shall occur. No sacred sites shall be photographed, and prior approval is needed from Soboba Band of Luiseño Indians and Pechanga Band of Indians. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. The ability of features to be relocated depends on the extent of subsurface bedrock, which cannot be fully understood until after ground disturbance begins. In the event that a feature cannot be relocated without damage, after a reasonable and good faith effort as determined by the County, the Project Supervisor and Project Archaeologist, in coordination with the Native American Monitors, shall rebury the resource in the pre-designated reburial location.<br><br>**MM 4.5-5** 060 - Planning-CUL. 7 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with t consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading | Project Applicant | Riverside County Planning Department, Native American Monitors | Prior to issuance of grading permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| milling features. Implementation of Mitigation Measures MM 4.5-4 would ensure that mitigation for impacts to Sites P-33-002918 (CA-RIV-7184) Features B, C, D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, and CAR-10 are coordinated between the Project Applicant, Project Archaeologist, and a representative from the consulting Tribe(s), and would ensure that these resources all would be relocated to permanent open space areas. Implementation of Implementation of Mitigation Measures MM 4.5-5 and MM 4.5-6 would ensure that all ground-disturbing activities (i.e., grading) are monitored by a Native American Monitor and a County-approved archaeologist, and would ensure the appropriate treatment of any subsurface resources that may be identified. Implementation of Mitigation Measure MM 4.5-7 would ensure that temporary fencing is installed to preclude unplanned construction-related impacts to portions of P-33-012915, portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-002, CAR-09, and CAR-11. Implementation of Mitigation Measure MM 4.5-8 would ensure that all cultural resources uncovered on site are properly relinquished and housed at an appropriate curation facility. Implementation of Mitigation Measure MM 4.5-9 would ensure that deed restrictions are recorded to restrict development within the ESAs, thereby ensuring long-term preservation of any sites or relocated sites within the Project's open space areas. Implementation of the required mitigation would reduce the Project's impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1 to below a level of significance. Implementation of Mitigation Measure MM 4.5-10 would ensure that a Phase IV Monitoring | | final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.<br><br>**MM 4.5-6** 060 - Planning-CUL. 8 Project Archaeologist. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed, in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant to the as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.<br><br>Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.<br><br>The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.<br><br>**MM 4.5-7** 060 - Planning-CUL. 9 Temporary Fencing. Temporary fencing shall be required for the protection of cultural site(s) portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA- | Project Applicant, Project Archaeologist<br><br>Project Applicant, Project Archaeologist, | Riverside County Planning Department<br><br>Riverside County Building and Safety Department, | Prior to issuance of grading permits<br><br>Prior to commencement of ground disturbing activities and during |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Report is prepared to demonstrate compliance with the mitigation measures presented herein. Implementation of Mitigation Measures MM 4.5-11 and MM 4.5-12 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the Project's off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Archaeological Monitor, County Archaeologist, and Native American Monitor. Implementation of the required mitigation would reduce the Project's potential impacts to subsurface archaeological sites or resources to below a level of significance.<br><br>Threshold e.: There are no known dedicated cemeteries located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation. In the event that human remains are discovered during construction activities, MM 4.5-12 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with MM 4.5-12, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels. | Less than Significant with Mitigation Incorporated | RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-02, CAR-09, and CAR-11 during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s), in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians. The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor(s). The fencing can be removed only after grading operations have been completed.<br><br>**MM 4.5-8** 070 - Planning-CUL. 1 Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includescollections made during an earlier project, such as testing of archaeological sites that took place years ago, if applicable), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied.<br><br>a) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.<br><br>b) Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be | Construction Contractors<br><br>Landowner(s), Project Archaeologist | Riverside County Planning Department, Native American Monitors<br><br>Riverside County Planning Department | all site grading and construction activities<br><br>Prior to grading permit final inspection |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | filed with the County under a confidential cover and not subject to a Public Records Request. | | | |
| | | **MM 4.5-9** 070 - Planning-CUL. 2 Deed Restrictions. At the conclusion of all construction activities, the Project proponent and landowner shall record a deed restriction on the avoidance areas (and the reburial location, if used) with the County to restrict development of the ESAs in the future. Deed restrictions shall not disclose the nature of the ESAs. A copy of the deed restriction(s) shall be submitted to the County planning staff as proof of compliance prior to the issuance of certificates of occupancy for the Project. | Project Applicant | Riverside County Building & Safety Department | Prior to final building inspection |
| | | **MM 4.5-10** 070 - Planning CUL. 3 Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan. The copy of the report shall be provided to the County of Riverside Planning Department, Soboba Band of Luiseño Indians, and Pechanga Band of Indians. | Project Applicant, Project Archaeologist | Riverside County Planning Department, Soboba Band of Luiseño Indians, Pechanga Band of Indians | Prior to grading permit final inspection |
| | | **MM 4.5-11** 015 - Planning-CUL. 1 Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section § 7050.5 and Public Resources Code § 5097.98. | Project Applicant, Construction Contractors, Project Archaeologist | County Coroner | In the event that human remains are encountered. |
| | | **MM 4.5-12** 015 - Planning-CUL. 2 Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated historical or | Project Applicant, Project Archaeologist, | Riverside County Planning Department, Native American | In the event that unanticipated cultural resources are encountered |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | archaeological resources* are discovered, the following procedures shall be followed.<br><br>All ground disturbance activities within 100 feet of the discovered historical or cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the historical or archaeological resource. For archaeological resources, a meeting shall be convened between the developer, the Project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. For any historical resources that may be uncovered, a meeting with the County Archaeologist shall be held to determine the significance of and appropriate treatment for the historical resource(s), which may include documentation and/or resource recovery and curation at facilities such as the Western Science Center in Hemet, depending on the significance of the resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.<br><br>* A cultural resource site is defined, for this purposes of Mitigation Measure MM 4.5-12, as being a feature and/or three or more artifacts in close association with each other.<br>** If not already employed by the project developer, a County approved archaeologist shall be employed by the Project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary. | Construction Contractors | Tribes | |
| | | **RR 4.5-1:** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure | N/A | N/A | N/A |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r). | | | |
| **4.6 Energy** | | | | | |
| Threshold a.: Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would not result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation.<br><br>Threshold b.: Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other single-family residential projects of similar scale and intensity that are operating in California, as the Project would be subject to current regulatory requirements, such as the 2022 version of Title 24, which was not in effect when most existing residential developments were constructed. Based on the analysis presented herein, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and impacts would be less than significant. | Less-than-Significant Impact<br><br>Less-than-Significant Impact | **RR 4.6-1:** Renewable Portfolio Standards (SB 100): Increases California's RPS requirement to 50% renewable resources target by December 31, 2026, and to achieve a 60% target by December 31, 2030. SB 100 also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours (kWh) of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030. In addition to targets under AB 32 and SB 32, Executive Order B-55-18 establishes a carbon neutrality goal for the state of California by 2045; and sets a goal to maintain net negative emissions thereafter. The Executive Order directs the California Natural Resources Agency (CNRA), California Environmental Protection Agency (CalEPA), the Department of Food and Agriculture (CDFA), and CARB to include sequestration targets in the Natural and Working Lands Climate Change Implementation Plan consistent with the carbon neutrality goal.<br><br>**RR 4.6-2:** CCR Title 13, Motor Vehicles, Section 2449(d)(3): *Idling*. Grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. | N/A<br><br>N/A | N/A<br><br>N/A | N/a<br><br>N/A |
| **4.7 Geology and Soils** | | | | | |
| Thresholds a. and c.: The potential for surface fault rupture to occur at the site is considered low. Impacts due to rupture of a known earthquake would therefore be less than significant. However, the Project site is located in a seismically active area of southern California and is expected to experience | Less than Significant with Mitigation Incorporated | **RR 4.7-1:** The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and | Project Applicant, Construction Contractors | Riverside County Building and Safety Department | As specified by Ordinance Nos. 457 and 460 |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| moderate to severe ground shaking during the lifetime of the Project. A significant impact could occur if the Project did not comply with the site-specific recommendations of the Project's Geotechnical Update (*Technical Appendix F1*). Implementation of MM 4.7-1 woule ensure that appropriate measures are incorporated into future grading and/or building permit applications to address seismic-related hazards in conformance with the CBSC and the Riverside County Building Code. Impacts due to strong seismic ground shaking would be reduced to less-than-significant levels. | | includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan. | | | |
| | | **RR 4.7-2:** The Project is required to comply with the provisions of SCAQMD Rule 403, by addressing blowing dust from the Project's construction activities. | Project Applicant, Construction Contractors | Riverside County Building and Safety Department | As specified by Rule 403 |
| | | **RR 4.7-3:** The Project is required to comply with the provisions of the County's National Pollution Discharge Elimination System (NPDES) permit, and the future-required Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the future-required SWPPPs would ensure an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) are implemented to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. | Project Applicant, Construction Contractors | Building and Safety Department, RWQCB | During construction and long-term operation |
| Threshold b.: Based on site observations and subsurface investigations conducted by GeoTek, liquefaction is not considered to be a hazard at the Project site due the lack of a true groundwater level within the site and presence of shallow bedrock. Also, the potential for seismically-induced settlement at the property is considered to be nil because of the minimal thickness of soil atop bedrock. Accordingly, the Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would therefore be less than significant. | Less-than-Significant Impact | **MM 4.7-1** Prior to issuance of grading or building permits, the Riverside County Building and Safety Department shall verify that all of the recommendations given in the Project's September 21, 2021 Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, APNs 245-300-001 and -004, Northwest of Iris Avenue and Chicago Avenue, Woodcrest Area of Riverside County, California," prepared by GeoTek, Inc. and included as *Technical Appendix F1* to the Project's EIR, are incorporated into the construction and grading plans. Alternatively, the Project shall comply with the findings and recommendations of any geotechnical studies that may be required in association with future grading and/or building permits. | Project Applicant, Construction Contractors | Riverside County Building and Safety Department | Prior to issuance of grading or building permits |
| Threshold d.: The Project site is not susceptible to landslide or rockfall hazards, and impacts would be less than significant. Impacts due to lateral spreading and collapse hazards could occur if proposed grading and development is not conducted in accordance with the site-specific recommendations of the Project's Geotechnical Update (*Technical Appendix F1*). Implementation of MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to address the potential for lateral spreading and collapse hazards. With implementation of the required mitigation, impacts due to lateral spreading and collapse | Less-than-Significant with Mitigation Incorporated | **MM 4.7-2** Prior to issuance of building permits, the Project Applicant shall provide evidence to the Riverside County Department of Environmental Health (DEH) that the existing septic system presumed to be associated with the existing single-family home on the Project site has been removed in accordance with Section H1101.0 (Abandoned Sewers and Sewage Disposal Facilities) of the 2022 California Plumbing Code, as required pursuant to Section 5 of Riverside County Ordinance No. 592 (Sewer Use). | Project Applicant | Riverside County Department of Environmental Health | Prior to issuance of grading permits. |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| would be reduced to less-than-significant levels. | | | | | |
| Threshold e.: The Project site is not "susceptible" to ground subsidence. The nearest lands subject to subsidence hazards occurs approximately 0.7-mile west of the Project site. Accordingly, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence, and no impact would occur. | No Impact | | | | |
| Threshold f.: The Project site is not subject to volcanic hazards or hazards associated with seiches. Although the Project site and surrounding areas exhibit undulating topography, due to the relatively shallow depth to bedrock that occurs across the Project site, the risk of mudflow associated with these hill forms would be low. As such, impacts due to mudflow hazards would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold g.: The Project site would be graded in a manner that largely approximates the site's existing topographic conditions. The Project would require a total of approximately 520,000 cy of cut and fill. Earthwork activities are expected to balance on site and no import or export of soils would be required. Thus, the Project would not result in a substantial change in topography or ground surface relief features, and impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold h: All proposed slopes on site would be constructed at a gradient of 2:1. Although proposed manufactured slopes would measure up to 72 feet in in height, site-specific recommendations are provided in the Project's Geotechnical Update (*Technical Appendix F1*) which would minimize impacts. However, a significant impact could occur if the Project did not comply with the site-specific | Less than Significant with Mitigation Incorporated | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| recommendations of the Project's Geotechnical Update. Accordingly, prior to mitigation implementing the Geotechnical Update recommendations, the Project has the potential to cause significant impacts as a result of creating slopes higher than 10 feet. This is evaluated as a potentially significant impact. Implementation of MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to ensure that any slopes higher than 10 feet would be grossly stable. With implementation of the required mitigation, impacts associated with unstable slopes would be reduced to less-than-significant levels. | | | | | |
| Threshold i.: It is likely that a septic system is present on site due to the age of the existing residence in the central portion of the Project site. If present, this septic system would need to be removed as part of Project site development. A potentially significant impact could occur if the presumed septic system on site is not removed in a manner consistent with applicable regulatory requirements. Implementation of MM 4.7-2 would ensure that the existing septic system presumed to be located on site in association with the existing single-family residence is removed in accordance with Section H1101.0 (Abandoned Sewers and Sewage Disposal Facilities) of the 2022 California Plumbing Code, as required pursuant to Section 5 of Riverside County Ordinance No. 592 (Sewer Use). Implementation of the required mitigation would reduce potential impacts associated with the removal of the existing septic system to below a level of significance. | Less than Significant with Mitigation Incorporated | | | | |
| Thresholds j. and m.: The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain an NPDES permit for construction | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| activities and adhere to a SWPPP as well as SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460. Following development, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. The Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. Impacts would be less than significant. | | | | | |
| Threshold k.: Impacts due to expansive soils could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the of the Project's Geotechnical Investigation (*Technical Appendix F1*). This is evaluated as a potentially significant impact for which mitigation would be required. Implementation of MM 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to address expansive soils on site. Impacts would be reduced to less-than-significant levels. | Less than Significant with Mitigation Incorporated | | | | |
| Threshold l.: Sewer service to the proposed Project would be provided by the WMWD, and no septic tanks or alternative wastewater disposal systems are proposed as part of the Project. Accordingly, no impact would occur. | No Impact | | | | |
| **4.8 Greenhouse Gas Emissions** | | | | | |
| Threshold a.: The annual GHG emissions associated with construction and long-term operation of the proposed Project are estimated to be approximately 4,146.60 MT $CO_2e$ per year; therefore, the proposed Project would exceed the County's screening threshold of 3,000 MT $CO_2e$/yr. Although the Project would be required | Less than Significant with Mitigation Incorporated | **RR 4.8-1:** Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan (CAP) Update, future implementing building permits that involve more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development shall be required to | Project Applicant | Riverside County Planning Department | Prior to issuance of grading permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| to achieve 100 points pursuant to the CAP Screening Tables, and in order to provide a conservative analysis of the Project's impacts due to GHGs, it is concluded that the Project's cumulatively-considerable impacts due to GHG emissions would be potentially significant prior to mitigation. The Riverside County CAP Update (November 2019) qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines Section 15183.5(b). Pursuant to State CEQA Guidelines Sections 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously-adopted plan or mitigation program. Additionally, Tier 2 of the SCAQMD interim thresholds for GHG emissions indicates that if a project is consistent with a qualifying local GHG reduction plan, it would not result in a significant impact due to GHG emissions. Implementation of MM 4.8-1 and Regulatory Requirement RR 4.8-1 would ensure that the proposed Project is fully consistent with the Riverside County CAP Update (November 2019) by requiring the Project Applicant to demonstrate that implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. With implementation of MM 4.8-1 and Regulatory Requirement RR 4.8-1, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and the Project's cumulatively-considerable impact due to GHG | | offset the energy demand through renewable energy production. Renewable energy production shall be onsite generation of at least 20% of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20% of energy demand for multi-family residential development, and meet or exceed 30% of energy demand for single-family residential development.<br><br>**RR 4.8-2:** In addition, the Project would be required to comply with all mandates imposed by the State of California and SCAQMD aimed at the reduction of GHG emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:<br>• Global Warming Solutions Act of 2006 (AB32).<br>• Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.<br>• Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.<br>• Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.<br>• Renewable Portfolio Standards (SB 100). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to achieve a target of 50% renewable resources by December 31, 2026, and to achieve a 60% target by December 31, 2030.. SB 100 also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours (kWh) of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030.<br>• Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. | Project Applicant, Construction Contractors | Riverside County Planning Department, SCAQMD | Prior to issuance of building permits and throughout the life of the Project |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| emissions would be reduced to less-than-significant levels.<br><br>Threshold b.: The Project would be consistent with or otherwise would not conflict with the CARB 2017 Scoping Plan and the CARB 2022 Scoping Plan. However, the Project has the potential to conflict with the Riverside County CAP Update if the Project were unable to achieve 100 points pursuant to the CAP Screening Tables. This is evaluated as a cumulatively-considerable impact of the proposed Project. Projects that garner at least 100 points through application of the CAP Update Screening Table measures are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the CAP Update. Pursuant to MM 4.8-1 the Project Applicant would be required to implement Screening Table Measures that would provide a minimum of 100 points pursuant to the CAP Update Screening Tables (Appendix D to the CAP Update). With implementation of MM 4.8-1, the Project would be fully consistent with the 2019 CAP Update. The CAP Update evaluates and quantifies reductions out to Year 2030. The CAP Update states that "Through 2050, Riverside County would continue implementation of the Screening Tables. During this time, the reduction measures implemented through the Screening Tables would continue to reduce GHG missions from new development. Additionally, it is assumed that the State measures would keep being updated and reinforced to further reduce emissions. With these assumptions, Riverside County's emissions would decrease to a level below the reduction target by 2050." Thus, compliance with the CAP Update would serve to meet and support the reduction targets established Senate Bill 32, the CARB 2017 | Less than Significant with Mitigation Incorporated | **MM 4.8-1** Prior to issuance of building permits for any of the Project's Plot Plans, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update. The conceptual measures anticipated for the Project are listed in Appendix 3.4 to the Project's Greenhouse Gas Analysis (GHGA) technical report (appended to the Project's EIR as *Technical Appendix G*). The conceptual measures may be replaced with other measures as listed in Appendix D to the 2019 Riverside County CAP Update, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the 2019 Riverside County CAP Update. The County shall verify implementation of the identified measures prior to final building inspection. | Project Applicant | Riverside County Planning Department | Prior to issuance of building permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Scoping Plan, and the CARB 2022 Scoping Plan. As such, with implementation of the required mitigation, Project impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels. | | | | | |
| **4.9 Hazards and Hazardous Materials** | | | | | |
| Thresholds a. and b.: There are no indications of on-site or off-site RECs affecting the Project site under existing conditions. During demolition of the existing single-family residence on site, the Project's construction contractors would be required to comply with SCAQMD Rule 1403 to address potential hazards associated with ACMs and with Title 17, CCR, Division 1, Chapter 8 to address potential hazards associated with LBPs. Thus, with mandatory compliance with applicable regulations, potential impacts associated with Project demolition activities would be less than significant. During Project construction and operation, mandatory compliance with federal, State, and local regulations would ensure that the Project as proposed would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.<br><br>Threshold c.: The Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency facilities exist on the Project site, and the site does not serve as an emergency evacuation route. Thus, impacts would be less than significant.<br><br>Threshold d.: The Goddard School of Riverside is located approximately 0.1-mile southeast of the Project site and provides daycare services. However, the Project does not contain any land | Less-than-Significant Impact<br><br>Less-than-Significant Impact<br><br>Less-than-Significant Impact | **RR 4.9-1:** Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the County of Riverside shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to asbestos-containing materials and the demolition contractor shall be required to comply with Rule 403. All asbestos-related work conducted during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for County inspection upon request.<br><br>**RR 4.9-2:** Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the County of Riverside shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), | Project Applicant<br><br>Project Applicant, Lead Inspector | Riverside County Building and Safety Department<br><br>Riverside County Building and Safety Department, CDPH | Prior to issuance of demolition permits<br><br>Prior to issuance of demolition permits |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| uses associated with the emissions or handling of hazardous or acutely hazardous materials, substances, or waste. The use of and transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. With mandatory regulatory compliance, the Project would not emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and impacts would be less than significant.<br><br>Threshold e.: The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, the Project would not create a significant hazard to the public or the environment due to the Project site's inclusion on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no impact would occur.<br><br>Thresholds f., g., and h.: The Project site is not located within two miles of a public airport or within an airport land use plan, and there are no components of the proposed Project that would affect airport operations. However, the Project site is located within the AIA for the MARB, the Project required review by the Riverside County ALUC, which determined that the Project would be fully consistent with the March ARB ALUCP, subject to certain ALUC standard conditions of approval. Therefore, the Project would not result in an inconsistency with an Airport Master Plan, would not require review by the Airport Land Use Commission, and would not result in a safety hazard for people residing or working in the Project area. Impacts | No Impact<br><br>Less-than-Significant Impact | Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted:<br><br>• By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively;<br>• In accordance with the procedures specified in Chapter 12: Abatement, "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," U.S. Department of Housing and Urban Development, June 1995;<br>• Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and<br>• In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified in § 36100(4)(A) of the LBP Regulations<br><br>The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the County upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or County officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the County Planning Department upon completion of abatement and inspection activities. | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| would be less than significant.<br><br>Threshold i.: The nearest active private airport is the Perris Valley Airport, located 10.9 miles southeast of the Project site. The Project site is not located within the AIA for this facility, and the Project would not be subject to substantial safety hazards due to aircraft operations at the Perris Valley Airport. As such, the Project would not result in a safety hazard for people residing or working in the Project area, and no impact would occur. | No Impact | **RR 4.9-3:** All future contracts with construction contractors shall comply with all applicable regulations and requirements promulgated by the federal Occupational Safety and Health Administration (OSHA).<br><br>**RR 4.9-4:** The Project shall comply with Title 22, Division 4.5 of the California Code of Regulations, which requires residents and employees to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. | Construction Contractors<br><br>Project Applicant, Construction Contractors, Future Occupants | Riverside County Building and Safety Department<br><br>Building and Safety Department | Throughout the construction and long-term operation of the Project<br><br>Throughout the construction and long-term operation of the Project |
| **4.10 Hydrology and Water Quality** | | | | | |
| Thresholds a., b., and i.: The Project would be served potable water by the WMWD, and no groundwater wells are proposed on site; thus, Project direct impacts to groundwater supplies would be less than significant. Additionally, the total amount of runoff from the site would not change with Project development, and as such Project-related runoff would be conveyed to downstream facilities where groundwater recharge would continue to occur. Additionally, water quality impacts during construction, including potential impacts due to a conflict with the Santa Ana River Basin Plan and potential impacts to groundwater quality, would be less than significant. In addition, with implementation of the proposed Project, all runoff generated on site would be appropriately treated by the Project's BMPs prior to ultimate discharge into the Santa Ana River watershed. Thus, the Project would not adversely affect surface or groundwater quality. Accordingly, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge; and would not conflict with the Santa | Less-than-Significant Impact | No mitigation is required. | N/A | N/A | N/A |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Ana River Basin Plan or result in adverse groundwater quality impacts. Impacts would be less than significant. | | | | | |
| Thresholds c. and f.: Grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff continuing to flow into Goldenstar Creek, which would continue to convey runoff in a northwesterly direction. In addition, the Project improvements would not result in an increase in the total peak flows from the Project site under post-development conditions; therefore, the Project would not result in the alteration of the existing alignment of any downstream receiving waters. Additionally, because existing drainage facilities downstream are adequately sized to accommodate peak runoff from the Project site and surrounding areas under existing conditions, and because peak runoff from the Project site would not increase with development of the Project site as proposed, the Project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d.: With mandatory adherence to the SWPPP requirements, effects associated with construction-related erosion, siltation, water quality, and flooding on downstream water sources and flood control systems would be maintained at a level below significance. With development of the Project site, portions of the Project site, including proposed roadways and residential building pads, would consist of impervious surfaces. Thus, the potential for erosion hazards on site would be substantially decreased as compared to existing conditions with buildout of the Project site. Additionally, implementation of the Project's proposed drainage system would not result in an increase | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| in peak flows from the Project site, indicating that the Project would not result in increased erosion hazards in areas tributary to the Project site. As such, long-term erosion impacts would be less than significant. | | | | | |
| Thresholds e. and g.: The portions of the Project site proposed for residential development are located outside of mapped floodplains and are not subject to inundation due to flood hazards. The Project's proposed drainage system has been designed to preclude the potential for flooding hazards on site, in accordance with standard County requirements. With implementation of the Project's proposed drainage system, the peak runoff from the Project site would not increase as compared to existing conditions. As such, the Project would not substantially increase the rate of surface runoff in a manner which would result in flooding on-site or off-site and would not impede or redirect flood flows, and impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold h.: The Project site is located approximately 35 miles northeast of the Pacific Ocean, and as such there is no potential for the Project site to be inundated with tsunamis. The Project site is not located within the dam inundation area for any bodies of water. As such, it can be concluded that the Project site also would not be subject to seiche hazards associated with nearby bodies of water, such as Lake Mathews. Additionally, areas planned for development on site are not located in areas subject to inundation during the 1% annual chance flood. Accordingly, the Project would not risk the release of pollutants due to inundation from floods, tsunamis, or seiches, and no impact would occur. | No Impact | | | | |
| **4.11 Land Use and Planning** | | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| Threshold a.: The Project would not conflict with the General Plan, LMWAP, the SCAG 2024-2050 RTP/SCS, or any other land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, there are no impacts due to land use incompatibility that have not already been evaluated and mitigated to the maximum feasible extent in relevant sections of this EIR; therefore, Project impacts due to land use incompatibility would be less than significant. | Less-than-Significant Impact | **N/A** | N/A | N/A | N/A |
| Threshold b.: The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and impacts would be less than significant. | No Impact | | | | |
| **4.12 Mineral Resources** | | | | | |
| Threshold a.: The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur. | No Impact | **N/A** | N/A | N/A | N/A |
| Threshold b.: The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur. | No Impact | | | | |
| Threshold c.: The Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and no impact would occur. | No Impact | | | | |
| Threshold d.: The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no impact would occur. | No Impact | | | | |
| **4.13 Noise** | | | | | |
| Threshold a.: The Project site occurs | Less-than-Significant | **MM 4.13-1** Prior to approval of any grading permits that | Project | Riverside County | Prior to issuance of |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| approximately 4.5 miles west of the MARB/IPA, and is located within the AIA for this facility. According to the ALUCP prepared for the MARB/IPA, the Project site occurs within Compatibility Zone "D," which the ALUCP indicates is "mostly within the 55-CNEL contour." According to Table 2B of the Countywide ALUCP Policy Document, the Project's residential land uses are considered "clearly acceptable" with exterior noise levels below 55 dBA CNEL, and are considered "normally acceptable" with exterior noise levels up to 60 dBA CNEL. These noise compatibility levels also are consistent with Table N-1 of the General Plan Noise Element. Therefore, because the Project's proposed residential uses would not be exposed to airport-related noise levels exceeding 60 dBA CNEL, the Project would not expose people residing or working in the Project area to excessive airport-related noise levels, and impacts would be less than significant. | Impact | require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for County review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). The required Noise and Vibration Abatement Plan shall include the name and qualifications of the person(s) responsible for monitoring and reporting blast vibrations. In addition, the Noise and Vibration Abatement Plan shall require a minimum of three seismographs for monitoring peak ground vibration and air-overpressure. The Noise and Vibration Abatement Plan also shall require that equipment and its use shall conform fully to the standards developed by the Vibration Section of the International Society of Explosive Engineers (ISEE). For all blasts, the Noise and Vibration Abatement Plan shall require monitoring of ground motion and air-overpressure at the nearest residential properties or other structure of concern. The Noise and Vibration Abatement Plan also shall specify a minimum trigger level for monitoring of 0.05 in/s for ground motion and 120 dB for air-overpressure. Additionally, the Noise and Vibration Abatement Plan shall require regular reporting of blasting and measurements to Riverside County, and shall include a copy of the instrument/software-generated blast monitoring report at each instrument location that includes measured peak particle velocity in inches per second, peak air-overpressure in linear-scale decibels, and vibration and air-overpressure event plots, with date and time of event recording. In addition, the Noise and Vibration Abatement Plan shall include the following requirements: | Applicant, Construction Contractors | Building and Safety Department | grading permits |
| Threshold b.: The nearest private airstrip to the Project site is the Perris Valley Airport, located approximately 10.9 miles southeast of the Project site. According to the ALUCP prepared for the Perris Valley Airport, the Project site is located well outside of the 55 dBA CNEL contour for this facility. As indicated under the analysis of Threshold a., the Project's residential land uses are considered "clearly acceptable" with exterior noise levels below 55 dBA CNEL. As such, the Project would not expose people residing or working in the Project area to excessive noise levels associated with private airstrips, and impacts would therefore be less than significant. | Less-than-Significant Impact | • Prior to commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 300 feet of any potential blasting areas shall be conducted. The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. The survey shall document the interior and exterior conditions of all residential property and associated structures located within 500 feet of blasting areas. If property owners refuse surveys, provide copies of certified-mail letters documenting attempts to provide the survey by a third-party professional survey company. The required surveys shall include a | | | |
| Threshold c.: The maximum Project-related noise levels from typical construction activities would be 61.3 dBA Leq at the nearest sensitive | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| receptor, which is well below the threshold of significance of 80 dBA Leq; thus, noise impacts during typical construction activities would be less than significant. During blasting activities, the nearest sensitive receptor would be exposed to blasting-related noise levels up to 70.2 dBA Lmax, which would not exceed the OSMRE and CFR lowest maximum Airblast Limit (30 CFR 816.67(b)) of 129 dBA Lmax; thus, noise from Project-related blasting activities would be less than significant. Accordingly, Project construction-related noise impacts would be less than significant. Noise from long-term Project operations would not exceed the identified thresholds of significance at the nearest sensitive receptor of 55 dBA Leq during daytime hours and 45 dBA Leq during nighttime hours, and the Project-related noise level increase would not exceed the identified threshold of significance of 5.0 dBA Leq. Accordingly, noise from long-term Project operations would be less than significant at all sensitive receptor locations. With the addition of Project traffic, sensitive receptors along the roadway segment of Gamble Avenue south of Iris Avenue would be exposed to traffic-related noise of 52.6 dBA, while noise levels up to 60 dBA CNEL are considered "Normally Acceptable" for residential uses. Project off-site traffic noise level increases would range from -0.5 to 0.8 dBA CNEL under EAPC 2027 traffic conditions and from -0.5 to 6.1 dBA CNEL under Horizon Year 2045 conditions Project -related traffic noise increases under EAPC 2027 and Horizon Year 2045 would be less than significant. A nalysis shows that future interior noise levels for homes along Chicago Avenue and Iris Avenue could exceed the County's interior noise standard of 45 dBA CNEL. The Project Applicant intends to provide each unit in the development with mechanical ventilation, thus the windows can be kept in a closed position. Based on standard construction | | description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to completion of surveys of surrounding residential properties. Surveys also shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted to Riverside County.<br>• Blasting only shall be allowed Monday through Friday only between the hours of 8:00 a.m. and 5:00 p.m.<br>• No blasting shall occur closer than 100 feet from residential structures. In the event that non-rippable materials are encountered within 100 feet from any residential structure, alternative methods shall be employed to reduce blasting-related noise and vibration impacts. Alternative rock blasting within 100 feet of residential homes may include methods such as the drilling of holes in the largest area of rock, inserting expansive grout or small charges into each whole to fragment the rock into smaller pieces, and then crushing the pieces for transport or other use.<br>• No more than a total of 2,000 pounds of explosive shall be detonated each day, excluding detonators.<br>• All blasts located within 500 feet of any structures or above ground utilities shall be covered with woven steel cable or steel-cable and rubber-tire blasting mats with a minimum weight of 30 pounds per square foot. Woven polypropylene or similar weed-barrier fabric, covered with at least 6 inches of soil or sand shall be placed over blast areas to protect initiators before mats are placed. Mats shall be overlapped at least 3 feet and shall completely cover | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| techniques, interior noise standards can be satisfied using standard windows and construction techniques. Therefore, the Project would satisfy the County of Riverside 45 dBA CNEL interior noise level standards for residential development.<br><br>Threshold d.: The residential uses proposed as part of the Project are not associated with excessive ground-borne vibration or ground-borne noise levels; thus, impacts due to excessive ground-borne vibration or ground-borne noise levels would be less than significant under long-term operating conditions. Construction vibration velocity levels are estimated to range from less than 0.01 to 0.01 in/sec PPV and would not exceed the County of Riverside threshold of 0.04 in/sec PPV at off-site receivers. In addition, vibration from rock crushing activities on site during Project construction at the nearest sensitive receptor would be below 0.01 PPV (in/sec) and would remain below the County of Riverside 0.04 in/sec PPV threshold for vibration; thus, vibration impacts from rock crushing activities would be less than significant. However, determining the vibration levels from the blasting operations at the Project site is difficult due to the variability of conditions at the site, and the precise amount of blasting that would be required won't be known until grading activities at the Project site commence. Without controls, vibration from blasting could exceed the identified threshold of significance of 0.04 in/sec PPV at any distance. This is conservatively evaluated as a potentially significant direct and cumulatively-considerable impact. Implementation of MM 4.13-1 would ensure that all future blasting activities occur on site in conformance with a County-approved blasting Noise and Vibration Abatement Plan. The mitigation would ensure that any potentially | Less than Significant with Mitigation Incorporated | the blast area and extend at least three feet beyond the blast area in all directions. If any flyrock or blasted material is thrown more than 10 feet or half the distance to the nearest structure, whichever is less, blasting shall be suspended until the County's has approved a revised blasting plan showing revisions to assure adequate ground movement control.<br>• Before blasts are covered, all loose soils above the blast shall be removed where feasible. Remaining ground located within 20 feet of the blast shall be thoroughly wetted with water to suppress airborne dust. Sand or soils placed over weed-barrier fabric shall be similarly wetted before placing blast mats.<br>• If specified vibration limits are exceeded, blasting operations shall cease immediately and a revised blasting plan shall be submitted to the County. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.<br><br>Project grading and blasting contractors shall be required to ensure compliance with the Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The requirements of the Noise and Vibration Abatement Plan also shall be specified in bid documents issued to prospective construction contractors. Riverside County shall review all monitoring reports to ensure compliance with the Noise and Vibration Abatement Plan, and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with Noise and Vibration Abatement Plan and/or the above-listed requirements. | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| affected structures or utilities would be subject to inspections prior to commencement of any blasting activities, and additional surveys would be required where damage concerns have been expressed and would impose restrictions on blasting activities within 100 feet and within 500 feet of residential structures, and would require monitoring of vibration levels during blasting.MM 4.13-1 would ensure that vibration-related impacts during construction-related blasting activities do not adversely affect any existing structures, and would reduce blasting-related vibration impacts to less-than-significant levels. | | | | | |
| **4.14 Paleontological Resources** | | | | | |
| Threshold a.: The Project would not impact any known paleontological resources or unique geological features. However, there is a remote potential that fossils may be discovered during grading and earthmoving activities. This is considered a potentially significant impact on both a direct and cumulatively-considerable basis. Although not anticipated, in the remote event that paleontological resources are uncovered during grading and earthmoving activities, MM 4.14-1 would ensure that the area where the resource(s) was identified is subject to monitoring, and would further ensure that any uncovered fossils are appropriately treated. With implementation of MM 4.14-1, the Project's potential impacts to previously-undiscovered paleontological resources would be reduced to less-than-significant levels. | Less than Significant with Mitigation Incorporated | **MM 4.14-1** Prior to grading permit issuance, the Riverside County shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. These requirements only shall apply in the event that a paleontological resource(s) is uncovered during Project grading and earthmoving activities.<br><br>1. *If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a county-qualified paleontologist shall be consulted to assess the discovery. If the discovery is determined to be significant by the paleontologist, a Mitigation Monitoring and Reporting Program (MMRP) shall be initiated, which shall include notification of appropriate personnel involved and monitoring of earth disturbance activities:*<br><br>a. *If a paleontological resource(s) are uncovered, monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological* | Project Applicant, Construction Contractors | Riverside County Planning Department, Riverside County Building and Safety Department | Prior to issuance of grading permit |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | *monitor. Monitoring shall be conducted full-time in areas of grading or excavation in undisturbed sedimentary deposits.*<br>*b. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.*<br>*c. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites shall be protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.*<br>*d. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary* | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | *collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place.*<br>*e. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.*<br>*f. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.*<br>*g. In the laboratory, individual fossils shall be cleaned of extraneous matrix, any breaks shall be repaired, and the specimen, if needed, shall be stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).*<br>*h. Recovered specimens shall be prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.*<br>*i. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage* | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| | | *(e.g., Western Science Center [WSC], Natural History Museum of Los Angeles County [LACM], San Diego Natural History Museum [SDNHM], San Bernardino County Museum [SBCM], or Riverside Municipal Museum [RMM]) shall be conducted. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (i.e., Riverside County) shall be consulted on the repository/museum to receive the fossil material.*<br>j. *A final report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, shall signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.* | | | |
| **4.15 Population and Housing** | | | | | |
| Threshold a.: Implementation of the proposed Project would result in the demolition of this existing home. However, as part of the Project a total of 231 single-family homes would be constructed on site, which would more than offset the loss of one single-family residence. Additionally, because there is only one single-family home on site under existing conditions, the Project would not displace "substantial" numbers of existing people or housing. As such, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.<br><br>Threshold b.: The Project would entail development of the 140.8-acre Project site with 231 single-family homes, thereby | No Impact<br><br>No Impact | **N/A** | N/A | N/A | N/A |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| accommodating new housing opportunities within the County. The Project does not include any land uses, such as commercial retail or light industrial land uses, that would generate new employees or an increased demand for additional housing. Therefore, the Project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, and no impact would occur.<br><br>Threshold c.: Population growth on-site would not be substantial within the overall scale of unincorporated Riverside County or the various jurisdictions within the SCAG region. The increase in population associated with the proposed Project has been addressed under the relevant issue areas identified throughout this EIR. Under each of these topics, Project-related impacts are determined to be less than significant, or mitigation measures have been imposed to reduce impacts to the maximum feasible extent. There are no components of the proposed population increase that have not already been addressed and accounted for throughout this EIR for the Project site. Therefore, the proposed Project would not directly or indirectly induce substantial unplanned population growth in the area or otherwise result in growth that would result in significant adverse environmental effects not already addressed throughout this EIR. Additionally, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed and sized to serve the proposed Project, and would not indirectly induce growth in the local area. Thus, a less-than-significant impact would occur. | Less-than-Significant Impact | | | | |
| **4.16 Public Services** | | | | | |
| Threshold a.: With payment of mandatory DIF fees, the proposed Project's potential direct and | Less-than-Significant Impact | **RR 4.16-1:** As a condition of Project approval, the proposed Project would be required to conform to all mandatory local, | N/A | N/A | N/A |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| cumulatively-considerable impacts to the Riverside County Fire Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new fire protection facilities that could result in a significant impact to the environment. | | State, and federal laws, ordinances, and standards relating to fire safety. Among other items, these requirements include conformance with the Uniform Building Code Section 1503, which requires that all buildings be constructed with fire retardant roofing material, as well as standard Riverside County Fire Department conditions of approval (COAs) for specific plans, which prohibit flag lots and require alternative/secondary access routes to neighborhoods. The alternative/secondary access routes would be required to be maintained throughout construction and buildout of the proposed Project. | | | |
| Threshold b.: With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Sheriff's Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment. | Less-than-Significant Impact | **RR 4.16-2:** The Project would be required to adhere to Riverside County Ordinance No. 659, which requires payment of a development impact fee (DIF) to assist the County in providing for fire protection facilities (including fire stations), sheriff protection facilities (including sheriff stations), library facilities, and health facilities. | | | |
| Threshold c.: The Project would generate approximately 124 students on an annual basis. Although the RUSD may need to construct new school facilities to meet the growing demand within this part of Riverside County, the payment of mandatory school impact fees would ensure that the Project would not result in significant direct or cumulatively-considerable impacts to the ability of the RUSD to provide for school services. As such, the Project impacts would be less than significant. | Less-than-Significant Impact | **RR 4.16-3:** The Project is required to comply with Riverside County Ordinance No. 575, which requires mandatory payment of school impact fees pursuant to Public Education Code § 17072.10-18. | | | |
| Threshold d.: The Project would be required to contribute DIF fees, which would be used in part to provide for library space and/or new book volumes. Accordingly, with payment of DIF fees, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulatively-considerable basis. | Less-than-Significant Impact | | | | |
| Threshold e.: With payment of mandatory DIF fees, the Project would result in less-than-significant direct and cumulatively-considerable | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment. | | | | | |
| **4.17 Recreation** | | | | | |
| Thresholds a. and d: The physical construction of the on-site recreational facilities has been addressed under the relevant issue areas identified throughout this EIR. Project impacts are determined to be less than significant, or mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no components of the planned recreational facilities on site that have not already been addressed and accounted for throughout this EIR. Accordingly, Project impacts due to parkland development on site would be less than significant, requiring no mitigation beyond that which is identified in other portions of this EIR. | Less-than-Significant Impact | **RR 4.17-1:** Prior to the issuance of building permits, Riverside County shall verify that the Project has met the requirements of Section 10.35 of Riverside County Ordinance No. 460, which specifies requirements related to parkland dedications and payment of fees in lieu of parkland dedication. | N/A | N/A | N/A |
| Thresholds b. and c.: The Project Applicant would be required to pay fees pursuant to Section 10.35 of Ordinance No. 460, which would provide funding to allow Riverside County to acquire and/or improve new parkland within the County. Thus, impacts due to a conflict with Riverside County's parkland dedication requirements would be less than significant. Additionally, any increase in the use of existing recreational facilities within the County by future Project residents would be off-set by existing County residents utilizing the Project's proposed recreational amenities and/or the recreational amenities to be accommodated by the Project Applicant's payment of in-lieu fees pursuant to Ordinance No. 460. Thus, the Project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant. | | | | | |
| **4.18 Transportation** | | | | | |
| Threshold a.: The proposed Project would be fully consistent with Connect SoCal, the Riverside County CMP, and the Riverside County General Plan Circulation Element. There are no components of the proposed Project that would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. Impacts would be less than significant. | Less-than-Significant Impact | **RR 4.18-1:** Prior to issuance of building permits, the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659. | As specified by Ordinance No. 659 | As specified by Ordinance No. 659 | As specified by Ordinance No. 659 |
| | | **RR 4.18-2:** Prior to final building inspection, the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824. | As specified by Ordinance No. 824 | As specified by Ordinance No. 824 | As specified by Ordinance No. 824 |
| Threshold b.: Buildout of the residential uses proposed as part of the Project would result in a VMT per capita that is 30.8% above the County's VMT per capita threshold of significance. Therefore, the Project would conflict with or be inconsistent with CEQA Guidelines § 15064.3(b), which represents a significant of the proposed Project. TDM strategies have been evaluated for the purpose of reducing VMT impacts determined to be potentially significant through use of the CAPCOA 2021 Handbook. For residential land use projects, the 2021 Handbook provides a list of Neighborhood Design measures that reduce VMT. However, the maximum achievable reduction for these measures as noted in the 2021 handbook is limited to 10%. Therefore, even with implementation of all feasible trip reduction measures, including those listed in MM 4.18-2, the Project would be unable to reduce its VMT impact to below the impact threshold. It is also recognized that as the Project area and surrounding communities develop as envisioned under the County of Riverside's General Plan, new residential, retail, and other development would be implemented. These | Significant and Unavoidable Impact | **RR 4.18-3**: Prior to final building inspection for each phase of the proposed Project, the Project Applicant shall make fair-share contributions towards required transportation improvements, in accordance with Table 1-3 of the Project's Traffic Analysis (*Technical Appendix K2* to this EIR). | Project Applicant | Planning Department, Building and Safety Department | Prior to final building inspection |
| | | **MM 4.18-1** Prior to the issuance of grading permits or improvement plans affecting Iris Avenue or Chicago Avenue, the Project Applicant shall prepare and Riverside County shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices (CMUTCD). A requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors. | Project Applicant, Construction Contractors | Riverside County Building and Safety Department | Prior to issuance of grading permits or improvement plans |
| | | **MM 4.18-2** Prior to issuance of building permits for each phase of the proposed development, Riverside County shall review the building plans to ensure that the following measures have been accommodated by the Project:<br>a) The Project shall provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities.<br>b) The Project shall incorporate bicycle lanes, routes, and shared-use paths into street systems, new subdivisions, and large developments. | Project Applicant | Riverside County Building and Safety | Prior to issuance of building permits for each phase of the proposed development |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| actions could collectively alter transportation patterns, improve the region's jobs/housing ratio, reduce VMT, and support implementation of new or alternative TDM measures. There are no means currently, however, to quantify any VMT reductions that could result from such future growth patterns. Project impacts would be significant and unavoidable. | | | | | |
| Threshold c: All physical improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and the Project's residential land uses are compatible with land uses in the surrounding area. The Project would not substantially increase hazards due to a geometric design feature or due to incompatible land uses. Impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold d.: Although the Project would result in the increased maintenance of roadways and would increase traffic on existing and planned roadways, any incremental increase in the need to maintain public roadway facilities would be offset by tax revenue generated by the Project's proposed land use. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. | Less-than-Significant Impact | | | | |
| Threshold e.: The Project has the potential to adversely impact circulation in the local area during the construction of frontage improvements along roads abutting the Project site (i.e., Iris Avenue and Chicago Avenue). The Project's potential impacts to circulation along abutting roads during construction is conservatively evaluated as a significant impact for which mitigation would be required. MM | Less than Significant with Mitigation Incorporated | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| 4.18-1 requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits or improvement plans affecting public roadways (Iris Avenue and Chicago Avenue). Implementation of the required mitigation would ensure that Project-related construction activities would not substantially affect circulation during the Project's construction. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. | | | | | |
| Threshold f.: During proposed improvements to Iris Avenue and/or Chicago Avenue along the Project frontage, there is a potential that the Project could adversely affect emergency access or access to nearby uses. This is conservatively evaluated as a significant impact for which mitigation would be required in the form of a traffic control plan for implementing developments. MM 4.18-1requires the Project Applicant to prepare and obtain Riverside County approval of a temporary traffic control plan prior to issuance of grading permits. With implementation of the required mitigation, the Project would not result in inadequate emergency access or access to nearby uses during the Project's construction phase. Accordingly, with implementation of the required mitigation, impacts would be reduced to less-than-significant levels. | Less than Significant with Mitigation Incorporated | | | | |
| Threshold g.: As part of the Project, a 16-foot-wide pedestrian and equestrian trail would be constructed on site. Impacts associated with the construction of this trail are inherent to the Project's construction phase, and have been evaluated throughout this EIR under the appropriate subject heading (e.g., biological resources, etc.). There would be no impacts to the environment specifically related to the | Less-than-Significant Impact | | | | |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| construction of this community trail that have not already been evaluated and mitigated for throughout this EIR. Accordingly, impacts would be less than significant. | | | | | |
| **4.19 Tribal Cultural Resources** | | | | | |
| Threshold a.: Implementation of the proposed Project would result in direct physical impacts to approximately 0.61-acre of the overall 12.17 acres mapped for Site P-33-12915/CA-RIV-7181, and would impact approximately 0.97-acre of the overall 3.80 acres mapped for Site P-33-12916/CA-RIV-7182, both of which are considered tribal cultural resources. In addition, the Project would result in direct impacts to Sites CA-01, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1, and portions of CA-RIV-7184, all of which are assumed to comprise potential tribal cultural resources. Therefore, Project impacts to Sites P-33-12915/CA-RIV-7181, P-33-12916/CA-RIV-7182, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-1 represent a significant tribal cultural resources impacts of the proposed Project for which mitigation would be required. The Project site also has been identified as a component of a TCR landscape; thus, development of the Project site with residential uses would result in a potentially significant impact to the TCR landscape and mitigation would be required. Additionally, the Project has the potential to result in impacts to TCRs that may be buried beneath the Project site's surface, resulting in a potentially significant impact. Implementation of Mitigation Measure MM 4.5-1 would ensure that controlled grading is implemented at Sites P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, CAR-12, and CAR13-I , which would ensure the systematic removal of the ground surface to allow for the identification, documentation, and | Less than Significant with Mitigation Incorporated | **MM 4.5-1** 060 - Planning-CUL.2 Controlled Grading. Although all bedrock features will be either preserved in place or relocated into open space on site, the soils surrounding cultural Site(s) P-33-002918 (CA-RIV-7184) Features B, C, D, E, P-33-12916 Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, and CAR13-I will be impacted during construction activities. To address controlled grading in this area, a plan will be developed in consultation with Soboba Band of Luiseño Indians and Pechanga Band of Indians, and included in the Cultural Resources Monitoring Program (CRMP) by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report required pursuant to Mitigation Measure MM 4.5-10.<br><br>**MM 4.5-2** 060 - Planning-CUL. 4 ECS Sheet- Resource Relocation and Reburial Prior to issuance of grading permits: the developer/applicant shall provide evidence to the Riverside County Planning Department that a confidential Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area to be used for relocation of the bedrock milling features that cannot be avoided by this project. In addition, a permanent space within this area will be predetermined and designation, in consultation with the Soboba Band of Luiseño Indians and Pechanga Band of Indians, on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.<br><br>**MM 4.5-3** 060 - Planning-CUL. 5 ECS Sheet - Resources Preserved in Place Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the | Project Applicant, Project Archaeologist<br><br>Project Applicant<br><br>Project Applicant | Riverside County Planning Department, Tribal Monitor<br><br>Riverside County Planning Department<br><br>Riverside County Planning Department | Prior to ground disturbing activities and to be included in the CRMP<br><br>Prior to final map approval<br><br>Prior to final map approval |

| Summary of Impacts | Significance Determination | Mitigation Measures (MM) and Regulatory Requirements (RR) | Responsible Parties | Monitoring Parties | Implementation Stage |
|---|---|---|---|---|---|
| recovery of any associated subsurface tribal cultural resources deposits. Implementation of Mitigation Measures MM 4.5-2 and MM 4.5-3 would ensure that the Project's Final Map includes an Environmental Constraints Sheet that identifies the open space areas on site that would be used for the relocation of bedrock milling features. Implementation of Mitigation Measure MM 4.5-4 would ensure that relocation of features as mitigation for impacts to Sites P-33-002918 (CA-RIV-7184) Features B, C, D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, CA-001, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-I are coordinated between the Project Applicant, Project Archaeologist, and a representative from the consulting Tribe(s), and would ensure that these resources all would be relocated to permanent open space areas. Implementation of Mitigation Measures MM 4.5-5 and MM 4.5-6 would ensure that all ground-disturbing activities (i.e., grading) are monitored by a Native American monitor and County-approved archaeologist, and would ensure the appropriate treatment of any subsurface resources that may be identified. Implementation of Mitigation Measure MM 4.5-7 would ensure that temporary fencing is installed to preclude unplanned construction-related impacts to portions of P-33-012915 (CA-RIV-7181) , portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183) Features A, B and C, P-33-02918 (CA-RIV-7184) Feature A, CA-02, CAR-09, and CAR-11. Implementation of Mitigation Measure MM 4.5-8 would ensure that all cultural resources uncovered on site are properly relinquished and housed at an appropriate curation facility. Implementation of Mitigation Measure MM 4.5-9 would ensure that deed restrictions are recorded to restrict development within the ESAs, thereby ensuring long-term preservation of any sites or relocated tribal cultural resources | | requirements for avoidance of e portions of P-33-012915 (CA-RIV-7181), portions of P-33-012916 (CA-RIV-7182), P-33-012917 (CA-RIV-7183).<br><br>**MM 4.5-4** 060 - Planning-CUL. 6 Feature Relocation. Site P-33-002918 (CA-RIV-7184) Feature D, P-33-12916 (CA-RIV-7182) Features A, B, C, D, and E, CAR-04, CAR-05, CAR-08, CAR-10, and CAR-13-I cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist and a representative from the Soboba Band of Luiseño Indians and Pechanga Band of Indians shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated, in consultation with Tribes, on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, as well as follow the cultural customs and traditions of Tribes, any visible artifacts shall be recovered and recorded, and photo documentation of each feature in situ shall occur. No sacred sites shall be photographed, and prior approval is needed from Soboba Band of Luiseño Indians and Pechanga Band of Indians. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. The ability of features to be relocated depends on the extent of subsurface bedrock, which cannot be fully understood until after ground disturbance begins. In the event that a feature cannot be relocated without damage, after a reasonable and good faith effort as determined by the County, the Project Supervisor and Project Archaeologist, in coordination with the Native American Monitors, shall rebury the resource in the pre-designated reburial location.<br><br>**MM 4.5-5** 060 - Planning-CUL. 7 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with | Project Applicant, Project Supervisor, Project Archaeologist<br><br>Project Applicant | Riverside County Planning Department, Native American Monitor<br><br>Riverside County Planning Department, Native American Monitors | Prior to issuance of grading permits<br><br>Prior to issuance of grading permits |