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

ITEM: 23.1
(ID # 29447)
MEETING DATE:
Tuesday, January 27, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004, CHANGE OF ZONE NO. 2000016 – Intent to Certify Environmental Impact Report (CEQ200059 & State Clearinghouse No. 2021030301) – Applicant: Richland Ventures Inc – Representative: T&B Planning, Inc. – Second Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive – 157.03 Acres – REQUEST: Specific Plan No. 333 Amendment No. 1 proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres) land use designations. The total amount of planned building area is 1,820,808 sq. ft., with 1,428,768 sq. ft. within Light Industrial and 392,040 sq. ft. within Business Park. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. General Plan Amendment No. 200004 proposes to modify the land use designations of the General Plan to match the same land use designations as proposed by the Specific Plan Amendment. Change of Zone No. 2000016 proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan – APNs: 393-120-011, et.al.– District 2. [100% Applicant Fees].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **TENTATIVELY CERTIFY the ENVIRONMENTAL IMPACT REPORT (EIR)**, subject to final certification; and

Continued on Page 2

ACTION:Policy

Sarah R. Moore
Sarah Moore, DEP COUNTY COUNSEL IV 1/20/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	January 27, 2026
xc:	Planning

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

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200004**, which modifies the land use designations of the General Plan to match those as proposed by the Specific Plan (SP00333A01) which are Light Industrial (LI), Business Park (BP), Open Space – Conservation (OS-C), and Open Space – Conservation Habitat (OS-CH) and updates Figure 3 of the Elsinore Area Plan and other related tables and figures to reflect the Specific Plan No. 333 Amendment No. 1 and its land use designations, in accordance with Exhibit 6, based on the findings and conclusions incorporated in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

3. **TENTATIVELY APPROVE SPECIFIC PLAN NO. 333 AMENDMENT NO. 1** to amend the Specific Plan with a land use plan and specific plan text for the subject project site, subject to the attached advisory notification document and conditions of approval, and based on the findings and conclusions incorporated in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution and Specific Plan Resolution by the Board of Supervisors; and

4. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000016** to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution, Specific Plan Resolution, and Zoning Ordinance by the Board of Supervisors.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Proposed Specific Plan Amendment

Specific Plan No. 333 was originally approved in 2005 as a primarily residential Specific Plan with a maximum of 355 residential units. Tentative Tract Map No. 31210 and Tentative Tract Map No. 31485 were approved in 2005 and subsequently recorded in 2007. No development occurred to the site following the map recordation. The Tentative Tract Maps covered the whole Specific Plan area.

Specific Plan No. 333 Amendment No. 1 was submitted to the County of Riverside on August 17, 2020. Change of Zone No. 2000016 was submitted to the County of Riverside on August 19, 2020. General Plan Amendment No. 200004 was submitted to the County of Riverside on August 28, 2020.

The proposed amendment to the Specific Plan would reorient the unbuilt residential Specific Plan to industrial uses. The request is to create one Light Industrial designated Planning Area encompassing 65.33 acres and a second Business Park designated Planning Area encompassing 18.11 acres. The Light Industrial Planning Area would allow for up to 1,428,769 square feet of building area that is anticipated to facilitate large warehouse buildings. The Business Park Planning Area would allow for up to 392,040 square feet of building area that would facilitate light manufacturing, warehouse, service, retail, and food service uses. Due to requirements of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP), 58.88 acres is to be designated as Open Space – Conservation Habitat to preserve this area as natural habitat. An additional 11.7 acres of Open Space – Conservation Planning Areas is proposed that would accommodate for slopes, basins, and other developed open space type uses to facilitate the grading and development of the Specific Plan area.

Environmental Impact Report

An Environmental Impact Report (EIR) (SCH2021030301) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgment of Riverside County. The Draft Environmental Impact Report was circulated on June 9, 2022, with the comment period closed on August 12, 2022 (extended to a total of 65 days). 33 comment letters or emails were received during the Draft EIR public review period. These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on October 30, 2025, and with emailed notices to commenters sent on the same day. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Agricultural and Forestry Resources

The project site has approximately 80 acres designated as Farmland of Local Importance. The Project would develop this area to non-agricultural use. Feasible mitigation measures are not available to reduce impacts to a level that is less than significant. Therefore, impacts are considered significant and unavoidable.

Air Quality – Long Term

The proposed Project's construction-related air quality emissions would not exceed the SCAQMD regional thresholds or local significance thresholds (LSTs). 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 Reactive Organic Gasses (ROG) and Nitrogen Oxides (NOx) would exceed the SCAQMD regional thresholds. Therefore, the Project would generate operational-source emissions not reflected within the current 2022 AQMP regional emissions inventory for the SCAB. Implementation of feasible

mitigation measures included in the EIR would reduce the Project's long-term air quality emissions but would not reduce the Project's long-term emissions of ROG or NOx to below the SCAQMD regional thresholds of significance. Additionally, due to the change in land use designations in the General Plan and Specific Plan, 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.

Greenhouse Gas Emissions

The Project would result in Greenhouse Gas Emissions of approximately 45,902 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2E$) which exceeds the Riverside County Climate Action Plan (CAP) threshold of 3,000 $MTCO_2E$. Pursuant to CAP requirements, the Project did prepare a Screening Table that includes certain emission reduction measures to achieve the minimum 100 points as required by the CAP. While this would generally qualify the project as resulting in a less than significant impact through compliance with a Plan for the Reduction of Greenhouse Gas Emissions, due to the Project still exceeding the 3,000 $MTCO_2E$ screening threshold it is conservatively concluded as a significant impact despite compliance with the CAP and incorporation of the Screening Table measures and feasible mitigation measures.

Transportation – VMT

The Project would generate a per employee VMT of 26.76 miles, which would exceed the County's adopted Vehicle Miles Traveled (VMT) threshold of 14.24 miles by approximately 60%. Feasible mitigation measures are included to attempt at reducing VMT but given the context of the project and travel distance requirements no mitigation measure can adequately and reliably reduce VMT impacts below the established threshold and impacts are determined to be significant and unavoidable.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Agricultural Resources, Air Quality, Greenhouse Gas, and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

Community Benefits

To assist in balancing out the project's impacts to the community along with providing greater community benefits, the project either already has or proposes to incorporate certain items that are estimated to total $1,941,559 of benefits that are above the requirements of the project. These items are listed below:

- The Specific Plan Amendment is conditioned that $0.40 per square foot be paid to County of Riverside at prior to issuance of certificate of occupancy for each building.

Based on the buildout of the Specific Plan, this would equate to $728,323. Actual building area and total pay will be based on specific development proposal. This is in addition to standard Development Impact Fees pursuant to Ordinance No. 659 and is intended to partially fund the acquisition of a ladder truck for County Fire to serve the project and surrounding area. Other industrial projects in the area are also providing their portion of a ladder truck along with a new fire station.

- The project would impact existing intersections in the area, in particular the intersections of Horsethief Canyon Road & Street A (project entrance), Horsethief Canyon Road & De Palma Road, and Horsethief Canyon Road & De Palma Road. Based on the traffic analysis performed for the project, the project generated traffic would represent specific percentages of overall intersection that would typically result in a project paying its fair share of total cost for intersection and traffic signal costs to be constructed by the County or future developer. In-lieu of paying fair share that totals $670,500 and deferring the timing of such improvements, the developer has agreed to install traffic signals at the intersections at the below thresholds of development for a total estimated cost of $1,500,000. Deducting what would've been paid as fair share, this represents an additional benefit of $829,500 for these traffic signals that were noted at community meetings as a desired improvement in the area.
    - Horsethief Canyon Road & Street A (project entrance): prior to occupancy of 125,000 square feet of building area
    - Horsethief Canyon Road & De Palma Road: prior to occupancy of 628,000 square feet of building area
    - Horsethief Canyon Road & Temescal Canyon Road: prior to occupancy of 1,550,000 square feet of building area

- The project had previously paid $383,736 of Quimby Fees to the County. Typically, those impact fees would be credited to any additional fee that may be due through development of the Specific Plan. However, these Quimby Fees were already utilized and represent a benefit already provided to the community and cannot be used as a credit to another impact fee program.

Additionally, the developer has coordinated with Elsinore Valley Municipal Water District (EVMWD) for payments to them to assist in funding capital improvements for the Horsethief Canyon Water Reclamation Facility for upgrades that will assist in providing services to the area. Although these benefits may be related to the project, due to such payments being made to EVMWD that is outside of the County's realm of responsibility, those are not listed for the County's purposes as listed community benefits.

Planning Commission Recommendation

On November 19, 2025, the Planning Commission recommended that the Board of Supervisors approve the project by a vote of 4-0. Prior to the Planning Commission meeting, some public comments were received both in opposition and support of the project, including a petition with

those in support. These were provided to the Planning Commission via memo for their consideration. One comment letter received identified the previously posted Final EIR did not include their comments on the Draft EIR nor responses to them. Responses to this individual's comments were addressed prior to the Planning Commission and included for the Commission's consideration and for the record via memo as well as provided to the commenter. The Final EIR has also been updated with these additional comments and responses and posted to the Planning Department's website and included with the Board package. No further edits or updates to the EIR were deemed necessary based on the comments received.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County. Furthermore, although Assembly Bill 98 (AB 98) does not strictly apply to the project based on the legislation effective dates and application dates of this project, an AB 98 checklist is also provided for reference.

Additional Fiscal Information

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

ATTACHMENTS:

A. Planning Commission Report of Actions
B. Planning Commission Memos
C. Planning Commission Resolution No. 2025-008
D. Planning Commission Staff Report
E. GIS Exhibits
F. Specific Plan Amendment Document
G. Specific Plan Amendment Zoning Ordinance
H. Draft EIR
I. Final EIR
J. Specific Plan Conditions of Approval
K. Pre-Planning Commission Public Comments
L. Post-Planning Commission Public Comments
M. AB 98 Checklist

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 1/21/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 19, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Vice-Chair	Shellie Clack	Bill Sanchez	Romelio Ruiz Chair

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: Ruiz

1 CONSENT CALENDAR:

1.1 ADOPTION OF THE 2026 PLANNING COMMISSION CALENDAR

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

ADOPTED the 2026 Planning Commission Calendar.

2 PUBLIC HEARINGS CONTINUED:

2.1 29228 CONDITIONAL USE PERMIT NO. 220001 (CUP220001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Inland Boat Center, Inc. c/o John Dakan – Engineer/Representative: Empire Design Group, Inc. c/o Greg Hann – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Light Industrial (LI) – Location: north of State Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – Zoning: Rural Residential (R-R) – REQUEST: CUP220001 is a proposal for the construction of a 10,000 sq. ft. commercial boat showroom with an open storage yard facility that will include an outdoor sales display area and 128 boat storage spaces. The interior showroom will include a sales area, a conference hall, four (4) offices, four (4) unisex bathrooms, a storage room, and a shop area. The exterior will include a fourteen (14) space boat display area, twenty-six (26) parking stalls, two (2) ADA parking stalls, two (2) EV charging stalls, one (1) 35' flagpole, a 6' high wrought iron and 8" CMU wall surrounding the property yard area, and landscaping. APN(s): 342-120-052 – Project Planner: Krista Mason at (951) 955-1722, or email at kmason@rivco.org. CONTINUED FROM NOVEMBER 5, 2025.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ220003; and,

APPROVED Conditional Use Permit No. 220001, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

3. PUBLIC HEARINGS – NEW:

3.1 28695 SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004,

CHANGE OF ZONE NO. 2000016 – Intent to Certify Environmental Impact Report (CEQ200059 & State Clearinghouse No. 2021030301) – Applicant: Richland Ventures Inc – Representative: T&B Planning, Inc. – Second Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive – 157.03 Acres – REQUEST: Specific Plan No. 333 Amendment No. 1 proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres) land use designations. The total amount of planned building area is 1,820,808 sq. ft., with 1,428,768 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business Park. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. General Plan Amendment No. 200004 proposes to modify the land use designations of the General Plan to match the same land use designations as proposed by the Specific Plan Amendment. Change of Zone No. 2000016 proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan – APNs: 393-120-011, et.al. – Project Planner: Russell Brady at (951) 955-3025, or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

ADOPTED Planning Commission Resolution No. 2025-008; and,

Recommended that the Board of Supervisors take the following action:

ADOPT a Resolution Certifying the Environmental Impact Report (EIR); and,

TENTATIVELY APPROVE General Plan Amendment No. 200004; and,

TENTATIVELY APPROVE Specific Plan No. 333 Amendment No. 1; and,

TENTATIVELY APPROVE Change of Zone No. 2000016, subject to the Advisory Notification Document and Conditions of Approval.

3.2 27639 AMENDMENT TO BOARD OF SUPERVISORS POLICY NO. B-9 (COMMERCIAL CANNABIS ACTIVITIES) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE AND RELATED FUNCTIONS) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15061(b)(3) (Commonsense Exemptions) and 15273 (Rates, Tolls, Fares, and Charges) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Amend Board of Supervisors Policy No. B-9 (Commercial Cannabis Activities), by removing references to cannabis operator's baseline and secondary community benefit fees. Amend Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), by adding references to cannabis operator's baseline and secondary community benefit fees and changing retail operators from a flat rate based upon square footage to a sales-based percentage – Project Planner: John Hildebrand at (951) 955-3200, or email at planning@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Savage, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action:

Recommended that the Board of Supervisors take the following action:

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE an Amendment to the Board of Supervisors Policy No. B-9; and,

TENTATIVELY APPROVE an Amendment to Ordinance No. 671.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

4.1 29070 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240053 (GPA240053) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240053 to change the General Plan Foundation Component of Twenty-Two (22) parcels from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC: VLDR) to allow for submittal of an application for an implementing project that would allow for a residential subdivision. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240053 is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Existing Zoning: R-A-5 (Residential Agriculture, 5-Acre Minimum) and R-5 (Open Area Combining Zone – Residential Developments) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of De Portola Road, and west of Sage Road – APN(s): 915-730-001 through -009; 915-740-001, -002, -003; 915-740-006 through -011; 915-740-013, -015, -016, and -017 – 379.4 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3025, or email at emorarodriguez@rivco.org.

Planning Commission Action:
Public Hearing: Closed

District 1 – Support
District 2 – Oppose
District 3 – Oppose
District 4 – Neutral
District 5 – Absent

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240053 move forward to the Board of Supervisors

5 WORKSHOPS:
NONE

6 PUBLIC COMMENTS:
Public Comments Received

7 DIRECTOR'S REPORT:
NONE

8 COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 11:32 a.m.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **November 19, 2025**

TO: **Planning Commission**

FROM: **Russell Brady, Project Planner**

RE: **Item 3.1 – Public Comments**

Since the preparation of the staff report, additional public comments in opposition and support as well as comments from the City of Lake Elsinore that have been received that are attached for consideration by the Planning Commission. No written responses have been prepared to these comments yet. Also attached is a petition with individuals in support of the project.

Brady, Russell

From: Cindy Bell <iancin@verizon.net>
Sent: Tuesday, November 18, 2025 12:47 PM
To: Brady, Russell
Subject: Renaissance Ranch Zone Change Feedback

Good Afternoon, Russell,

I am unable to make the meeting but wanted my voice to be heard regarding the change in plans for Renn Ranch.

As a long time resident of Horsethief, I have watched for over three decades as change inevitably happens, with both positive and negative effects on my neighborhood.

The original specific plan for Renn Ranch was perfectly acceptable if not pleasing, proposing a quaint community of charming homes with an Old Towne Orange aesthetic.

This new plan is NOT pleasing, acceptable, or even tolerable.

If the zone change to "light" industrial meant shops/restaurants, that's one thing. More choices and places to hang out *improve* quality of life.

Industrial buildings are an entirely different animal - and will inevitably *ruin* our quality of life.

Temescal Valley is currently a beautiful place to live and work. Industrial buildings and the distasteful accouterments that come with them threaten to destroy that. Frankly, I can't believe this proposal is even being entertained.

What do you think the buyers of new Monteverdi, Solara, and Horizon homes would think if they knew the 750K+ they just dropped on their dream home also just purchased them a dirty, noisy, asthma-inducing, rock-ridden, windshield-pitting, tire-flattening existence caused by an endless succession of loud, rude, road-hogging semi trucks that frequent the abomination of an industrial complex that sits only a block away?? We have no choice but to rely on our elected and appointed officials to safeguard the interests of long-time residents as well as new families who chose Temescal Valley for its beauty, tranquility, and quality of life. "Enjoy that backyard BBQ and complimentary side of diesel fumes, courtesy of the Riverside County Planning Commission."

I moved here from Orange County for the fresh air, mountain views, and rural atmosphere, all of which are disappearing at an alarming rate in the name of "progress."

What's being proposed here is a serious threat to my future.

I implore you to **carefully consider the long-term impacts** that this zoning change and proposed development would have on our community. Temescal Valley is a unique and cherished place, and decisions made today will shape its character for generations.

I respectfully request that you oppose this industrial development and preserve the vision, safety, and quality of life that current and future residents value deeply.

Thank you for your time, your service, and your willingness to hear the concerns of those you represent.

Warm regards,
Cindy Bell

Horsethief Canyon Resident, 34 Years

Brady, Russell

From: Damaris Abraham <dabraham@lake-elsinore.org>
Sent: Tuesday, November 18, 2025 4:42 PM
To: Brady, Russell
Cc: Jason Simpson; Shannon Buckley; Yu Tagai; Gina Gonzalez; David Mann
Subject: PC Agenda Item No. 3.1 - Specific Plan No. 333 Amendment No. 1, General Plan Amendment No. 200004, Change of Zone No. 2000016

Good afternoon Russell,

The City of Lake Elsinore (City) received a notice of public hearing for the above-mentioned project. The proposed project is located within the City's Sphere of Influence, in close proximity to the City limits. The City has reviewed the November 19, 2025, agenda item, including the Form 11 and several attachments, and has concerns regarding the potential traffic impacts the project will have on City roadways, especially the road segments of Temescal Canyon Road and Lake Street.

Per Transportation Conditions, Transportation. 8 and Transportation. 9, the City looks forward to receiving a Traffic Impact Analysis for any implementing project (i.e., tentative tract maps, plot plans, conditional use permits, etc.) for review and comment. We look forward to working with you on this project to ensure that traffic impacts for roads within the City's jurisdiction are adequately mitigated.

Sincerely,

Damaris Abraham
Community Development Director
City of Lake Elsinore
(951) 848-4046
dabraham@lake-elsinore.org

Brady, Russell

From: Tracy Davis <tracycyto@yahoo.com>
Sent: Tuesday, November 18, 2025 4:34 PM
To: Brady, Russell
Subject: SPECIFIC PLAN NO. 333

Dear Russell Brady,

I approve this zone change from residential to Light industrial/ commercial project.

Thank you,
Tracy Davis
Temescal Valley, CA 92883

Yahoo Mail: Search, Organize, Conquer

Brady, Russell

From: Kelli Noss <kellinoss@live.com>
Sent: Tuesday, November 18, 2025 5:22 PM
To: Brady, Russell
Subject: Renaissance Ranch Commerce Center (SP00333A01)

To Whom It May Concern:

I am submitting my public comments for the Renaissance Ranch Commerce Center (SP00333A01) as it comes back around to the Planning Commission. I have been a Horsethief Canyon Ranch resident for 15 years and serve in multiple community roles within the Temescal Valley area. I've been able to interact with the developer in a number of formats as this comes before the commission again.

I approach this project from a development-neutral perspective. I recognize that this site will be developed regardless of resident preference, and the impact—whether commercial or residential—will be significant for Horsethief Canyon residents. My primary concern is balancing the heavy implications of either the approved or currently proposed project. This won't focus on the "I want it to remain dirt forever!" focus we have heard within the community, which is unrealistic.

Regarding the potential residential alternative, adding another 355 homes to the area would compound existing traffic and infrastructure strain. This would introduce an additional layer of chaos on top of the already bustling new construction from Trumark's two projects and the KB project currently underway. Concerning the proposed commercial project, the long-term impact of large-scale warehouses adjacent to a residential community like ours is not well-studied locally, and this remains a serious concern that warrants close attention, especially with sound pollution would travel up the canyon into the higher community or potential solar reflection, if the warehouses are required to add solar.

Despite the concerns about commercial impact, I find several aspects of the current proposal to be beneficial for the community. I appreciate the inclusion of additional open space beyond what was required in the original approved project and earlier mapping. Furthermore, the project provides significant funding for local infrastructure improvements, and clearing excessive brush provides a significant fire break in this high-risk fire area.

The developer has demonstrated commendable due diligence by engaging with the community. This engagement included meeting with multiple groups, such as the Temescal Valley Development Committee, conducting door-to-door outreach to speak with individual residents, and participating in a public town hall in the Horsethief Canyon area. This does lend some credibility to their interest in the greater good of the community, especially in light of how the neighboring construction projects have impacted the existing residents here in Horsethief Canyon Ranch.

Thank you for considering my comments.

Kelli Noss

RENAISSANCE RANCH
COMMERCE CENTER

I support the Renaissance Ranch Commerce Center in Temescal Canyon. I have met with project representatives and have discussed all the benefits of the project. The proposal includes a light industrial and business park to replace 355 approved homes, 18 acres (392,000 square feet) for flexible/small business uses, 65.3 acres (1.4 million square feet) for light industrial uses, 61 acres of preserved conservation habitat, 9 acres of landscaped slopes between site and existing homes. Additional community benefits include local employment, $428,000 contribution toward acquisition of fire truck to serve Horsethief Canyon, installation of three traffic signals on Horsethief Canyon Road, $5 million investment to upgrade Horsethief Treatment Plant (completed), local road improvements and $2.7 million in new transportation fees, a new water tank for improved supply and fire protection, $383,000 in park fees, and $900,000 in school fees. We urge the Riverside County Board of Supervisors to approve this project.

	Name	Address	City	Telephone	Email
1	Tinstang trang tran	8630 Rolling Hills DR Temescal	92883	303-811-7324	Cbtran@gmail
2	Eric Aaron	9220 compher trail	92883	951-638-1484	
3	Joshua Fernandez	11523 fiesta Loop	92883	562-529-0636	
4	Sergio Vega	13070 Fescoest	92883	205-403-3700	
5	Steven Patino	10153 Mojeska Summit	92883	909-3964961	JEPatino@gmail.com

RENAISSANCE RANCH
COMMERCE CENTER

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	Name	Address	City	Telephone	Email
1	ZAKIRA NASROULLAHI	26165 SANTIAGO CYN CORONA, CA. 92883	CORONA	(541) 908-2490	ZAKIRAKALYAN@gmail.com
2	[illegible]	26267 Santiago Cyn Corona, CA 92883	Corona	5[illegible]16773699	Jmacias18@gmail.com
3	[illegible]	26321-Santiago Canyon Rd 92883	Corona	(714) 585 4988 (714)5	liliaoad.com
4	Lilia Maceda	11859 Viola Cir 92883	Corona	714) 928-5935	
5	Natalia Ramos	11856 Vida Cir 92883	Corona		natalia1509@yahoo.com

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	Name	Address	City	Telephone	Email
1	Joel Ampah	11480 Kingbird Dr.	Temescal Valley	213-254-5632	joeampah@mac.com
2	Lindsay Galardy	11424 Kingbird Dr.	Temescal Valley	5402300340	lindsaygalardy@gmail.com
3	Marta Vega	11436 Kingbird	Temeca Valley	951 329 7777	
4	Emily Bracy	13220 Brocket Pkt	Corona	562 346-7862	emilybracy@yahoo.com
5	Rebecca Vega	11436 Kingbird	Temecula Valley	9518897072	

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	Name	Address	City	Telephone	Email
1	Juan Miranda	~~1088~~ 10085 glenhaven	92883	6509367424	
2	Brandon Cardona	13798 Buckskin trail		9574713615	
3	Claudia M.	23613 aguacate rd	Temescal	951-277 0381	
4	Miti	13420 Golden Horn rd		310/322-4298	
5	Leonard A	13039 gelding ct	92883	323) 726-8095	

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	Name	Address	City	Telephone	Email
1	Hoang tran	10040 Greenhorn ct	92883	562)9203202	
2	Cindy Hoang	10040 Greenhorn ct	92883	248) 4651668	
3	Luis Sandoval	10052 greenhorn ct	92883	424)2493287	Lsmiguel@gmail
4	Hermelinda S	10052 greenhorn ct	92883	714)523 9891	
5	Bill Eglinton	10080 Green Horn ct 92883	Temescal	562-691 3579	Eglintonbg@gmail

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2	[illegible]	26267 Santiago Cyn Corona, CA 92883	Corona	5[illegible]6773699	jmacins18@gmail.com
3	[illegible]	26391-Santiago Canyon Rd 92883	Corona	(714)585 4988 (714)5	liemio@aol.com
4	Lilia Macedo	11859 Viola Cir 29883	Corona	714) 928-5935	
5	Natalia Lamas	11856 Vida Cir 92883	Corona		natalia1509@yahoo.com

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	Name	Address	City	Telephone	Email
1	Chris Jones	8895 Canyon Rd		916 74 0871	
2	Peter Conerica	8839 Hunt canyon R	92883	9499581 3579	
3	Humberto Hurtado	8825 Hunt Cayon Rd	92883	9499598823	
4	Annette Davis	8881 Hunt Canyon RD	92883	951-277-1806	
5	Andrea Fuentes	8825 Hunt canyon Rd	92883	951 277 1188	

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	Name	Address	City	Telephone	Email
1	Edwardgahan	24849 Peckson	92587	562 984 6248	
2	Marilyn	11896 Belrose ct	92883	925 457 8820	
3	Brenda	11614 Explorer Ct	92883	909 594 6892	
4	Ronald	11615 Ambling Way	92883	559 647-8541	
5	Christine	11615 Ambling Way		559 647-8541	

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1			92883		
2					
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	Name	Address	City	Telephone	Email
1	Artulia H.	11630 Ambling way	92883	714) 7591407	
2	Andron Harison	11630 Ambling way		714)5463007	
3	Tery Hylon	11652 Ambling way	92883	714) 7781021	
4	Marcus Hernandez	11621 Rockwell Cir	92883	951 662 5520	
5	Alphonso Garcia	24895 Alison St		9692515440	

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	Name	Address	City	Telephone	Email
1	Charity S.	27086 Cowpoke St	92883	951)6744767	charity@sbcglobal
2	Christine Michelle	27081 Cowpoke Ct.	92883	951 734 8783	
3	David Albert	27127 Cowpoke ct.	92883	9146373242	
4	Pete Wilcox	27073 Cowpoke ct	92883	951 245 4587	
5	Ray Vieayra			9516744747	

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	Name	Address	City	Telephone	Email
1	Jessica Hall	8791 Camino Iman ct		480 354 8348	
2	Sharon	8270 Werick Rd	92883	(303) 757909/	
3	Isabel Castro	8260 werick rd	92883	574)266.7675	
4	Jimmy Marshall	8270 Werick rd	92883	951-277-4117	
5	Richard	8260 werick Rd	92883	818-687-3266	

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	Name	Address	City	Telephone	Email
1	Lisa Mallard	4491 Bridle DR	92883	9094660134	
2	Alfonso Cartell	4491 Bridle DR	92883	810 557 0623	
3	[illegible]	[illegible]	[illegible]	[illegible]	
4	Ina Cheng	807 Camino Lucas	92887	9513774787	
5	Blanca Vergara	8767 Camino Lucas	92883	9515200184	

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	Name	Address	City	Telephone	Email
1	Fanny Gonzalez	9311 Stone Canyon Rd	92883	714)5880670	
2	Jonathan R.	9399 Stone Canyon rd	92883	562)6911 8519	
3	Sierra Elms	4483 Birdie DR	92883	951) 682 4614	
4	Joe Nemeth	4427 birdie rd	92883	951)272-4010	
5	Luis Stamm	4435 birdie rd	92883	951 288 2335	

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	Name	Address	City	Telephone	Email
1	Mayra Ortiz	9391 stone canyon rd	92883	3235896819	
2	DAVI DEGLI	9383 Stone canyon rd	92883 ~~92585~~	951 373 4381	
3	Lisa Dillard	9327 stone canyon rd	92883	9098616198	
4	Steve Nak	9335 stone canyon rd	92883	9512774719	
5	Amie Nak	9335 Stone Canyon	92883	9512774719	

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	Name	Address	City	Telephone	Email
1	Kila Johnson	24764 Laid Dr	92883	(951)675 0346	
2	Ryan Calver	88[illegible]unt Canyon Dr		480 9841718	
3	Mary Love	25999 Glen Eden Rd	92883	(863)419 9096	
4	Rosa Gomez	9399 Stone Canyon Rd		91-6038103	
5	Mary Pierce	9361 Stone Canyon Rd	92883	(951)2458977	

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	Name	Address	City	Telephone	Email
1	Tonisha Anderson	11140 Jasmine Way	92883	702 655 2861	
2	Gerald Hawkins	11132 Jasmine Way	92883	9197765[illegible]	
3	[illegible]	11[illegible]	9288[illegible]	714 447 0389	
4	Ruann Tilmi	11172 Jasmine Way	92883	562 402 2325	
5	[illegible]	11168 Jasmine Way	92883	7148432384	

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	Name	Address	City	Telephone	Email
1	[illegible]	24704 Acadia DR	92883	7148320424	
2	Laura Pedroza	11662 oak tan way	92883	323 258 5397	
3	Hanna Dafoe	Vista Way	92883	951 520 9439	
4	[illegible] ETTA	12567 Vista Way		7869380254	
5					

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	Name	Address	City	Telephone	Email
1	Marie Rivera	26015 Plumcot CT	92883	951) 685-6230	mmmarie@fuse.net
2	Sonia Gill	26005 plumcot ct	92883	714-577-8754	
3	Lakhvir Kingra	26296 Pawpaw ct	92883	661-836-4484	Lakhvir@yahoo.com
4	Jesse Matthew	26321 Pawpaw ct	92883	714) 965-2388	jessem@aol.
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	Name	Address	City	Telephone	Email
1	Devin Delgado	26983 lightfoot	92883	909-590-9243	
2	Shane Christensen	23562 Pomelo rd	92883	714-836-2601	
3	Zoe Aquirre	25290 Bigler ct	92883	951-481-2920	
4	Robert Burton	23537 Cantura rd	92883	509-865-2929	
5	antonio peralta	9137 Sydney blue	92883	562-924-9037	

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	Name	Address	City	Telephone	Email
1	Jacqueline G	24899 Rockslun	92883	310-457-87-85	a/golvan@yahoo.com
2	Lisa Jones	24570 Lowell	92883	951-937-4170	JWJones@livecam
3	Chris Jones	8895 hunt canyon	92883	916-714-0871	CJones@sbc.global.net
4	Cherokee	11478 Tesota loop	92883	951-277-9765	
5	Daniel Christensen	25553 Hyacinth st	92883	714-744-4955	

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	Name	Address	City	Telephone	Email
1	[illegible]	10330 W Trecadero Ct	92883	323 779 0891	
2	Araceli	10386 Mojeska Summit Rd		562-423-9925	
3	Sonja Cortez	8957 Sugarcane Ct	92883	951) 277-2202	
4	Kylie Cortez	8957 Sugarcane Ct		951) 277-2209	
5	Yuvska	8990 Sugarcane St	92883	949) 548-9745	

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	Name	Address	City	Telephone	Email
1	[illegible]	[illegible]		[illegible]	
2	[illegible]	[illegible]		[illegible]	
3	[illegible]	[illegible]		[illegible]	
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5					

RENAISSANCE RANCH
COMMERCE CENTER

I support the Renaissance Ranch Commerce Center in Temescal Canyon. I have met with project representatives and have discussed all the benefits of the project. The proposal includes a light industrial and business park to replace 355 approved homes, 18 acres (392,000 square feet) for flexible/small business uses, 65.3 acres (1.4 million square feet) for light industrial uses, 61 acres of preserved conservation habitat, 9 acres of landscaped slopes between site and existing homes. Additional community benefits include local employment, $428,000 contribution toward acquisition of fire truck to serve Horsethief Canyon, installation of three traffic signals on Horsethief Canyon Road, $5 million investment to upgrade Horsethief Treatment Plant (completed), local road improvements and $2.7 million in new transportation fees, a new water tank for improved supply and fire protection, $383,000 in park fees, and $900,000 in school fees. We urge the Riverside County Board of Supervisors to approve this project.

	Name	Address	City	Telephone	Email
1	Sophia M.	23436 Camino Torcida Rd.		951)277-4920	SoMendez@hotmail
2	Alyssa M.	"		951)277-4920	
3	Felix	29062 Boulder Oaks Ct.	[illegible]	562-856-3550	H.Robert@aol.com
4	Robert Rebarber	28802 Parkview Dr		323)770-01-20	
5					

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	Name	Address	City	Telephone	Email
1	Ashlie Comeau	22672 Canyon View Rd	92883	714 526 6199	
2	Cody Shatan	22692 Canyon View Rd	"	" "	destany_A@yahoo
3	[illegible]	22680 Canyon View	92883	7143012882	
4	Lindsay Mello	22680 Canyon Rd	92883	714 9744208	Lmmcheile@yahoo
5	[illegible]	8903 Crest View Dr	92883	9512775195	

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	Name	Address	City	Telephone	Email
1	Dana Lambe	25561 Hyacinth St	92883	951-277-7444	
2	Michael A.	13032 Broken Bitter	92880	951-674-8585	
3	Carolyn Kelly	2386 Foothill	92883	626-355-1365	
4	Chanelle Rodriguez	10180 White Crown Ct	92883	909-464-6161	chanelle@gmail.com
5					

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	Name	Address	City	Telephone	Email
1	John Ochoa	10261 Whangler Way	92883	951-703-3122	
2	Cesar Gomez	25546 Jayglave ln	92883	408-945-9306	
3	Edward Galvan	24894 Rockshire	92883	562-994-6248	
4	Amos Jones	24996 elmwoods	92886	951-603-3327	
5	Kendall Mavrick	25545 Hyacinth ST	92886	310) 787-7178	Kendall@gmail.com

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	Name	Address	City	Telephone	Email
1	Angelica Esp.	11417 Summit ct	92883	661-251-6929	
2	Joaquin Lopez	11417 Summit ct	92883	909-597 9282	Joaquin o yoshua-
3	Sonia Espinoza	3550 wagoner LN		951) 734 1824	
4	Vanessa Espinoza	3550 wagoner LN		951) 734 1807	vanEsp@espinoza.net
5	Karla Perez	0313 Comstock Rd		323) 262-0776	Perozk@hotmail

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **November 19, 2025**

TO: **Planning Commission**

FROM: **Russell Brady, Project Planner**

RE: **Item 3.1 – Updated Response to Comments**

Due to a recent public comment that was received and is attached first to this memo, it was identified that a comment letter received on the Draft EIR was not included in the Final EIR and responses to the comments in it also not included. Attached to this memo are initial responses to these comments for consideration by the Planning Commission to supplement the Final EIR provided. If the Planning Commission decides to make a recommendation to the Board of Supervisors on the project, the Final EIR will be updated with finalized responses to these specific comments to make part of the package to be considered by the Board of Supervisors.

Brady, Russell

From: av8rsteve@yahoo.com
Sent: Monday, November 17, 2025 3:06 PM
To: Brady, Russell
Subject: RE: Renaissance Ranch - SP00333A01 - Public Hearing/Final EIR
Attachments: S Cummings Comments re Renaissance Ranch.pdf

Dear Mr. Brady:

Thank you for alerting me to the upcoming Public Hearing regarding Riverside County's intent to certify the EIR for the subject project. I have the following additional comments that I request be added to the CEQA record for this project.

1. On August 12, 2022, I submitted an email to you with my comments on the DEIR attached as a signed letter in the form of a PDF document. I know that you received it because you added me to your CEQA distribution list and sent me the email below regarding the upcoming hearing. Additionally, as you know, I copied South Coast AQMD on that email because of what I strongly believe were flagrant violations of their rules as a result of earth moving construction on that site that was already underway with no dust mitigation. By the way, there was also no mitigation for noise or odor either. I documented this in my previous comment letter. On this matter, I have a number of questions for the record and I expect answers on the formal CEQA record for this project. If I don't see a proper response, I will reach out to the California Department of Justice (DOJ) for investigation and, if warranted, enforcement. As you know, this is the agency that enforces CEQA compliance. Since I reported this to you over three years ago, you have had ample time to investigate this matter and should now know the answers to the following questions regarding construction activities prior to CEQA approval:

Since the Riverside County Planning Department is the agency having jurisdiction over land use in Riverside County, you should know who was conducting this construction

a) Was Renaissance Ranch project proponent responsible for this construction activity?

b) If it was the project proponent, how did they get permits without completing the CEQA process?

c) If it wasn't the project proponent, who was it and what was the construction for?

d) Regardless of who it was, did Riverside County issue permits for this activity? If so, please add those permits to the record for this project so the public can review them.

e) Did the other agencies with jurisdiction over environmental impacts on this site know about this (e.g. CDFW, SCAQMD, RWQCB, etc.) and was there any monitoring of the activities by these agencies or Riverside County?

f) If this construction was illegal, what has Riverside County done to investigate and prosecute the entity responsible?

2. Among the issues I raised in my August 2022 comment letter was the fact that I and many of the affected residents were never properly informed about the project nor it's DEIR. Notification came to us from our homeowner's association Community Director, not proper CEQA channels, via an email on August 4, 2022, alerting us to it only eight days before the comment deadline. On August 10, we received another email from the same person inviting us to a community meeting in which the project proponent was invited so that they could provide a presentation about the project. The meeting was held at the local school gymnasium and it was packed. I would characterize that presentation as disingenuous, making no mention of CEQA or our right to be involved early in the CEQA process or our right to submit

comments. During the Q&A session I was the one who stood up and provided attendees with that information and they seemed dumbstruck having never heard of CEQA. I strongly urged them to do their best to submit comments to you by August 12. Most were very upset they had so little time to respond. The project proponent and meeting moderators lost control of the meeting due to all the emotion in play. The project proponent's presentation, coming only two days before comments were due was woefully late! It came across to me as a first-time "sales pitch" aiming to impress us with how "great" this new facility was going to be. Rest assured it was not received well. This ultra-late notification is the reason I barely made the deadline and why I was unable to fully review the DEIR (approximately 6,000 pages) and more fully respond to the DEIR, a point I brought up in my previous comments.

3. Finally, having now reviewed the FEIR that is the subject of the upcoming hearing, I discovered that my prior comments were not entered into the formal CEQA record for this project as I requested, NOR HAVE THEY BEEN ADDRESSED! This is unacceptable. The FEIR included a copy of the body of my email to you (page FEIR-253) and SCAQMD, but not my comment letter. Therefore, the response on the following page simply dismissing me, is deficient under CEQA. As lead agency, Riverside County's handling of proper noticing, timing, acquisition and recording of public input constitutes a serious flaw in the CEQA process. I would classify it as a violation of CEQA.

I have once again included my prior comments as an attachment. **PLEASE SEND A COURTESY REPLY TO THIS EMAIL ACKNOWLEDGING RECEIPT OF BOTH THIS EMAIL AS WELL AS THE ATTACHED COMMENT LETTER AND ENSURE THAT BOTH ARE ENTERED INTO THE OFFICIAL CEQA RECORD FOR THIS PROJECT.**

Thank you,
Steve Cummings

From: Brady, Russell <rbrady@RIVCO.ORG>
Sent: Thursday, October 30, 2025 2:47 PM
To: av8rsteve@yahoo.com
Subject: Renaissance Ranch - SP00333A01 - Public Hearing/Final EIR

Due to your request for notification on this project and/or comments on the project's Draft EIR, see below link to the Final EIR as well as the attached public hearing notice for the project that is scheduled to be considered by the Planning Commission on November 19th. Let me know if you have any issues accessing the documents or any questions or further comments on the project.

https://planning.rctlma.org/renaissance-ranch-commerce-center-sp00333a01#2741959481-3950078841

Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025

How are we doing? Click the Link and tell us

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County of Riverside California

COMMENT LETTER EE

Jer Harding

To: Brady, Russell
Subject: RE: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for Renaissance Ranch (SP00333A01)

From: Steve Cummings <av8rsteve@yahoo.com>
Sent: Friday, August 12, 2022 4:35 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Cc: lsun@aqmd.gov; av8rsteve@yahoo.com
Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for Renaissance Ranch (SP00333A01)

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Brady:

Attached are my comments and concerns regarding the subject project. Please enter them into the official CEQA record for this project.

Ms. Sun:

I am copying you on this because I have reason to believe that the project proponent is in violation of SCAQMD rules, even before the project is approved. You can find the specifics in my Comment #1 and subparagraphs (a) & (b).

If either of you have questions for me, you can reach me at this email address.

Thank you and best regards,

Steve Cummings
av8rsteve@yahoo.com

EE-1

Confidentiality Disclaimer

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County of Riverside California

Steven M. Cummings
13602 Glen Canyon Dr.
Corona, CA 92883
August 12, 2022

SENT VIA EMAIL TO: rbrady@rivco.org

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, California 92502-1409

RE: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for Renaissance Ranch, Specific Plan Amendment No. 333 (SP00333A01), General Plan Amendment (GPA200004), and Change of Zone (CZ2000016), State Clearinghouse No. 2021030301

Dear Mr. Brady:

I have been a resident of Horsethief Canyon Ranch for over 11 years and live only one short block from the southern border of the proposed project. Therefore, the proposed project directly affects me and my quality of life. I purchased my home in this community to be my retirement home, knowing that I would be retiring in the near future. I was attracted to the community because it is in a secluded, quiet, peaceful and well maintained location. When I became aware of and reviewed the project proposal I became both disturbed and upset because if it is approved as proposed, my quality of life and the retirement that I worked so long and hard for will likely be destroyed, not to mention my property value (more on this in Comment #5 below). It is incomprehensible to me that a 157 acre site that was zoned and previously approved by Riverside County for additional residential housing units is now being proposed by the same developer to be rezoned for commercial/industrial use with the majority being light-industrial, specifically a large warehousing facility. History has shown us repeatedly that residential and industrial land uses do not mix favorably.

With respect to the DEIR and its many appendices, my quick perusal of these documents revealed that it consists of just shy of 6,000 pages of mostly technical material and a 30-day review and comment period is wholly inadequate for such a long complicated document. Consequently, the comments I am submitting in this letter are limited by time constraints and only scratch the surface of my concerns. My decision to not comment on an aspect of the proposal must not be construed to mean that I am in agreement with those areas of the proposal. ***I am strongly opposed to the approval of this proposal in too many ways to enumerate in this short letter of comment.***

Before I present my specific comments, I want to inform you that I attended a public meeting within our community on the evening of August 10, 2022, wherein the project proponent presented a summary of the project to residents here. The majority of residents in attendance were irate because they had only heard of the project through an email from the Horsethief Canyon Ranch (HCR) Homeowners Association on August 4th, eight days before the August 12 deadline. The presenters and moderators lost control of the meeting due to the intense emotion being displayed by residents. With that as a backdrop, my comments and concerns follow.

EE-2

Russel Brady, Project Planner
Renaissance Ranch Specific Plan

COMMENTS AND CONCERNS

1. **Construction is Already Underway**

First, you should be aware that some limited construction activity has already been completed on the project site over the last nine to ten months, mostly in the form of bulldozing earth to install dirt roads in and around the site (see photos in Appendix 1). I first noticed this activity around late fall of last year before I knew anything about the subject project proposal (approximately November 2021). It continued until recently. It appears to have subsided for now. During this activity, heavy duty trucks and earth moving equipment were entering and exiting the site via a gate located at the northern terminus of Bucking Bay Drive, which abuts the project site's southern border between two houses located at the intersection of Bucking Bay Drive and Palomino Creek Drive. During this activity, trucks were tracking dirt and mud out of the site along Bucking Bay Drive and then westward on Palomino Creek Drive for at least a couple hundred feet. This produced an ongoing dust and noise nuisance in that area of the neighborhood, not to mention a significant increase in diesel exhaust. Furthermore, when these activities took place, they always started at essentially sunrise. I was awakened on many occasions by the noise even though I live more than 600 feet away, had all my windows closed and with numerous two story houses in between me and the project activity to act as sound barriers. I was awakened by both engine noise and audible backup alarms which sound automatically when trucks and heavy duty equipment go into reverse. If it was very irritating to me, you can imagine how irritating it must have been for all the homeowners whose backyards are right on the project fence line, a quite significant number indeed. Any notion that a physical sound barrier and/or adequate spacing can act as mitigation for noise and air pollution is pure fantasy. I'll cover the noise issues in more detail in my next comment.

During the August 10 public meeting that I mentioned above, the project proponent said that they would forbid backup alarms on vehicles during construction as mitigation for that element of noise pollution, but it is not within their jurisdiction to impose such a restriction. The backup alarms are required by the Occupational Health & Safety Administration (OSHA) for worker safety and they are not optional, so the project proponent has a lot more work to do to address this aspect of the noise problem.

EE-3

Finally, since this project is only a proposal and has not been approved, I have to presume that no construction permits have been issued (otherwise, such permits would be in violation of CEQA), so I have the following questions on the matters I outlined above. ***I expect a formal written answer to these questions for the public record as required by CEQA***.

a) What is the nature of this construction and was it approved by Riverside County and/or the other agencies having jurisdiction over these construction activities? You will note that I have copied SCAQMD's CEQA representative on this correspondence for consideration and possible enforcement action if this construction was unapproved.

b) If the construction was approved by Riverside County, how was that made possible given that CEQA has not run its course and why weren't existing rules (e.g. SCAQMD Rule 403) enforced?

c) Why was it allowed to begin so early in the morning within a residential neighborhood?

d) Why was the high volume of construction traffic allowed to enter and exit the site via Bucking Bay Drive in the middle of our neighborhood, especially given that the project proposal commits to limit all construction traffic (100%) to the main entrance located near the intersection of Horsethief Canyon Road and De Palma Road?

e) If the project proponent is not willing to follow through on commitments now, how can we possible trust them to do so in the future? This is a serious issue! If Riverside County and the other agencies having jurisdiction cannot practicably implement enforcement mechanisms to ensure that all regulatory and permit requirements are met, the project proposal must be denied. The construction activities I outlined above were a clear violation of SCAQMD Rule 403 and there was ZERO agency oversight and enforcement. This is completely unacceptable.

f) Before project approval, Riverside County, as CEQA lead agency, must document within the CEQA framework what enforcement mechanisms will be implemented to ensure that the project proponents adhere to all legal requirements across all jurisdictions, including all the mitigation measures necessary to protect the health and welfare of the surrounding residents. They cannot be "recommendations." They must be enforceable mandates.

EE-3 (CONT.)

g) Construction activities must be limited to normal business hours. The developer must not be allowed to start and end construction activities at their discretion. Under no circumstances should they be allowed to operate at night. On this note, how will operating hours be imposed and enforced by the County?

h) Lastly, during these construction activities I witnessed construction crews and construction equipment loitering in the parking lot located next to the central park at our community center (a.k.a. "clubhouse") at the corner of Horsethief Canyon Road and Mountain Road. If the project is approved, measures must be put in place to prohibit construction crews and their equipment from using any part our community's infrastructure for their personal enjoyment or convenience. The common areas and parks in our community are paid for by community residents through monthly dues and are for our exclusive and private use only. In addition to this prohibition, enforcement mechanisms must also be implemented.

2. Recommended Noise Mitigation in the DEIR is Unrealistic and Deficient

Appendix J1 contains a noise assessment for both construction-related noise and post construction business operational noise. It concluded that there will likely be significant impacts to adjacent residents, particularly at night. However, the mitigation measures are only "recommended," not mandated, and they are flimsy at best, nothing more than "window dressing" based on my personal experience over many years of life. A general statement about the effectiveness of noise mitigation measures is given in Appendix J1, section 2.1.2, page 6, paragraph 2, which says the following: "The limiting factor for a noise barrier is not the component of noise transmitted through the material, ***but rather the amount of noise flanking around and over the barrier***. In general, barriers contribute to decreasing noise levels ***only when the structure breaks the "line of sight" between the source and the receiver."*** (Emphasis added; more on the emphasized portion below.)

EE-4

For ***construction noise*** mitigation, the following is recommended: "...a physical barrier consisting of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce

tarp or a 2-inch thick fiberglass blanket, attached to chain link fencing. The length, height, and location of the temporary noise barrier ***shall be adequate to assure proper acoustical performance***." (Appendix J1, NOI-1, page 30) (Emphasis added; more on the emphasized portion below.)

For ***post-project operational noise*** mitigation, the following is recommended: All loading dock and truck parking areas in the Renaissance Ranch Commerce Center must be visually screened from sensitive residential receptors to the south and west of Planning Area 2 and the north, south and west of Planning Area 1, by walls and/or other solid screening features or barriers (such as berms). The barriers must be constructed with no visible gaps between construction materials or at the base of the barrier. (Appendix J1, NOI-2, page 38)

EE-4 (CONT.)

Here are my concerns regarding the noise issues I outlined above:

a) Mitigation measures must be mandated and enforced, not "recommended." Otherwise, they will not be implemented.

EE-5

b) The adjacent homes are at a substantially higher elevation than the proposed project site (see photos in Appendix 2 for two examples located at the northern terminus of Bucking Bay Drive). It should be crystal clear from these views that a temporary physical barrier would have to be at least 30 feet high in order to ***"break the line of sight between the source and the receiver"*** and have any meaningful noise reduction. This is completely infeasible, even ridiculous. Furthermore, it would have to extend a linear distance of at least one full mile to protect the exposed residents around the project's perimeter to the west and south. Hanging tarp or blanket material on a chain link fence that is not at least 30 feet high is nothing more than window dressing and will be 100% ineffective. Bear in mind that such a 30 foot barrier, if it were feasible, would not eliminate the noise residents hear, only reduce it. There is no mitigation measure physically or financially feasible that would mitigate the noise to an acceptable level for me and my neighbors, especially when you consider that we currently enjoy near silence from this currently empty lot, ***especially at night when it is most important.*** In contrast, if the project were to proceed as originally and currently approved, i.e. construction of residential homes, we would enjoy status quo peace and quiet once that construction is completed. That absolutely will not be the case with an industrial facility on the fence line because it will be a constant source of all manner of public nuisance and air pollution.

EE-6

c) With respect to using walls as sound barriers, I have observed many thousands of times in my life that these nearly always become "canvas for taggers," that is, a magnet for graffiti. Graffiti substantially diminishes both the aesthetic and financial values of residential communities. If this project is approved with permanent sound walls, the County must address this issue within CEQA now, before project approval, to ensure that our community is not devalued by a plethora of graffiti across a mile of sound wall. If the solution is to regularly repaint the walls, it must be done regularly, paid for by the developer and enforced by the County, so that affected homeowners are not saddled with the cost.

EE-7

3. Light Pollution Has Not Been Addressed

I could not find any treatment of light pollution in the DEIR other than a reference to Riverside County Ordinance #655, which deals only with light pollution that would be detrimental to astronomical observations and research, which doesn't seem applicable here. Since the DEIR does not address the

EE-8

light impacts to the residential community adjacent to the project, it is deficient and needs to be amended to address and mitigate the impacts of light pollution on residents with a focus on night hours.

EE-8 (CONT.)

4. Contrary to the DEIR, Traffic Impacts will be Severely Negative

According to the project proposal, there are only two pathways for post-construction business traffic to access the site: Horsethief Canyon Road near the terminus of De Palma Road and Bolo Court at Hostettler Road. Access to the latter is proposed to be blocked except for emergency use (as it should be). How will this restriction be enforced? I can envision northbound I-15 truck traffic exiting at Lake Street to the south of the facility to avoid going an additional four miles to Indian Truck Trail and then back tracking another two miles to the facility. From that exit, the only way to the facility would be either Temescal Canyon Road or Hostettler Road. Both are narrow, one lane in each direction and in a poor state of repair and not designed to handle the weight or volume of these trucks. The existing deterioration of these roads will only accelerate with this proposal. Small businesses along Temescal Canyon will be adversely impacted.

Trucks intending to access the facility from Bolo Court would encounter on Hostettler Road a very narrow, steep, windy road up to Bolo Court, only to find that is blocked. With absolutely no room to turn around, each and every time this happens, these trucks will then proceed to Palomino Creek Drive and proceed through the neighborhood westward to access Horsethief Canyon Road and from there down to the facility. This is a certainty based on the physic of the situation. Given that many, if not most truck drivers will be unfamiliar with these restrictions and will simply choose the most efficient route to the facility based on their GPS or digital mapping application, I don't see how the project proponents can prevent a significant increase in heavy truck traffic not only through the backroads of our neighborhood, but through the neighborhood itself. The DEIR does not adequately address and mitigate these likely outcomes and is, therefore, deficient. It must be amended to address this issue.

EE-9

Since the majority of the project site is proposed to be warehousing operations, there will undoubtedly be a tremendous increase in tractor-trailer truck traffic into and out of the facility at the main entrance (currently zero such traffic), which means that virtually all truck traffic headed to or from the site will be along De Palma Road to the south of the I-15 freeway, or along Temescal Canyon Road to the north of I-15. The proposed commercial center near the entrance will also attract significant addition automobile traffic that does not currently exist. Both De Palma Road and Temescal Canyon Road are narrow two lane roads that were not designed for this volume of traffic nor the weight of these heavy duty transport trucks. Three residential communities along De Palma Road and numerous small businesses along both routes will be adversely impacted by this traffic. At the August 10 presentation by the project proponent, it was stated that there would be no traffic signals installed and that the traffic will be controlled by existing stop signs. This is utterly ridiculous! Given my long personal experience with the traffic patterns in this area, this will be catastrophe.

EE-10

Consider this anecdotal story: Before I retired, I had to access the I-15 freeway at Indian Truck Trail from one of these two roads for my northbound work commute because there is no on-ramp (or off-ramp for that matter) at Horsethief Canyon Road. Frequently there would be accidents or other incidents northbound and north of Horsethief Canyon Road that would create severe backups on the I-15 freeway often extending to Lake Elsinore to the south. These occurred frequently and when they did, a large volume of the northbound traffic would exit the freeway at either Lake Street or Nichols Road to the south in an effort to access Temescal Canyon Road to bypass the backup. Under these conditions, it is virtually impossible to make a left turn (i.e. northbound) onto Temescal Canyon Road from Horsethief

Canyon Road because there is a Stop sign for Horsethief Canyon traffic, but not Temescal Canyon, resulting in a continuous bumper-to-bumper traffic flow with about half continuing on Temescal Canyon and the other half making an unrestricted left turn onto Horsethief Canyon in order to get to De Palma as a secondary bypass. Additionally, when I've been stuck at that intersection during these events, it is also impossible to make a U-turn for access to De Palma because of the steady stream of traffic making an unrestricted left turn from Temescal Canyon onto Horsethief Canyon as well as the narrow lanes. Now imagine how this area will be with all of the additional car and truck traffic brought to this area as a result of the project.

The notion that this volume of traffic can be adequately controlled and mitigated with existing Stop signs is utterly ridiculous! If this project is approved, it must include synchronized traffic light signals at all affected intersections affected by the project along both Temescal Canyon Road and De Palma Road, the most critical of which is along Horsethief Canyon Road at both De Palma Road and at Temescal Canyon Road. Access to De Palma Road at Glen Eden Road will likely be severely restricted without a traffic signal at that location. Additionally, De Palma Road and Temescal Canyon Road must be upgraded, at the project proponent's expense, to handle both the increased traffic volume and the excessive weight of heavy duty transport trucks and this should include widened it to four lanes instead of the current two; likewise for Temescal Canyon Road. Finally, the project proponent should fund the addition of both an I-15 off-ramp and on-ramp at Horsethief Canyon Road to further mitigate the adverse traffic impacts to the surrounding communities and businesses.

EE-10 (CONT.)

5. Impacts to adjacent residential property values is not addressed

The DEIR does not address the project's potentially severe negative impacts to the property values of the surrounding residential community. It is a near certainty that implementation of this project will cause property values to decline, potentially significantly. Such an outcome is completely unacceptable and must be addressed. In contrast, if the already-approved original residential project were to proceed, I believe that once the construction is completed it would actually enhance property values in our area and help alleviate the lack of housing supply. More importantly, it would maintain the status quo of the quiet, peaceful, serene quality of life that the nearly two thousand families of Horsethief Canyon Ranch have become accustomed to by eliminating all the negative noise, light pollution, air pollution, traffic and other nuisance impacts associated with an industrial facility being situated on the fence line of our community.

EE-11

At this point I must say that the subject project proposal feels a lot like "bait and switch" in that the same project proponent has already proposed and received approval under CEQA for a residential development, one that makes much better sense at this location. Ironically, during the August 10 public meeting mentioned previously, the project proponent stated that it does not make good sense to develop residential units in this area, which is why they are requesting to change the zoning to commercial/industrial in order to pursue a warehousing development in our neighborhood. WHAT!? If that is the case, why did they go through the entire CEQA process to obtain approval for that project? Stating that the originally approved project is not good for this location is DISENGENUOUS AND OUTRAGEOUS! I believe that what the presenter really meant was that the industrial development will be more profitable for the project proponent than the residential development. The project proponent is required under CEQA to consider alternatives that would have an overall better outcome. It is my view that the residential alternative is much better for this location. Therefore, I propose that the County deny the industrial alternative and require the proponent to proceed with the already-approved

EE-12

residential project, even if it is less profitable for them, or propose something that will not be so detrimental to the neighboring community as an industrial facility.

EE-12 (CONT.)

6. There are numerous public nuisance issues unaddressed (I present only a few)

a) During the August 10 pubic meeting, the project proponent presented a video animation showing what a drive through the new complex would look like. It followed the proposed new road that would run from the main entrance on Horsethief Canyon Drive all the way up to Bolo Court. It showed a roundabout approximately in the middle that is supposed to help tractor-trailer rigs negotiate what would be otherwise sharp turns. Based on what was presented, it looked to me like a perfect set up for "street racing." It is undeniable that street racing and street takeovers have become a pervasive problem throughout southern California, including Temescal Valley (location of the proposed project). The roundabout would also be a perfect setup for "drifting" (a.k.a. "donuts"). Should the project be approved, measures must be implemented to prevent this sort of thing from occurring. The project cannot be allowed to become an invitation to scoff-laws engaging in dangerous behaviors.

EE-13

b) While the California Air Recourses Board (CARB) has a rule prohibiting diesel trucks from idling for more than 5 minutes, it is rarely enforced because it is extremely difficult to enforce practicably. CARB does not have the staff resources to police so many trucks in so many locations. Most of the enforcement of CARB rules is delegated to local air pollution control districts (SCAQMD in this case). However, the core mission of local air districts is to regulate stationary sources because that is their jurisdiction, not mobile sources, the jurisdiction of CARB. Consequently, local district enforcement efforts are focused almost entirely on stationary sources. Consequently, in spite of the regulatory framework, it is common for truckers to idle their diesel engines for as long as they want knowing that they are safe from enforcement. Even if a district inspector were to show up, all the trucker has to do is shut the engine off and the inspector will have no way of proving that the five-minute rule was violated. I have personally witnessed the routine violation of this rule ever since it was adopted.

EE-14

The bottom line is that at warehousing facilities, there is a great deal of diesel truck idling and truck maneuvering that takes place resulting in substantial emission of diesel particulate matter (DPM), which the state of California classifies as a toxic air contaminant (TAC) and treats as a carcinogen. (ref: https://oehha.ca.gov/media/downloads/calenviroscreen/indicators/diesel4-02.pdf) In addition to its toxicity, it is extremely obnoxious from a nuisance perspective. This means that our residential community will be constantly exposed to both this TAC and obnoxious nuisance, particularly at night when the breeze tends to shift more in our direction. The weather in this area is quite warm for a majority of the year and I, like most of my neighbors, leave upstairs windows open at night for comfort and to cool the house without having to run air conditioning around the clock (which is very expensive). Mitigation of nuisance DPM cannot consist of telling me to shut my windows. It must address the problem at is source, meaning the proponent must find a way to enforce existing regulatory framework to mitigate DPM exposure to the residents next door. In passing, you should know that a significant percentage of our community consists of "sensitive receptors," specifically, seniors (including me) and children. This is based on qualitative observation, not a quantitative scientific study.

EE-15

c) Lastly, our community is largely hidden and secluded from the public view currently. If the project is approved and constructed this will change and I expect that our neighborhood will see

EE-16

an increase in such things as burglary, car break-ins, graffiti, loitering in our private association parks with the potential for alcohol and drug abuse, gang fights, etc. I understand that these kinds of issues are impossible to quantify and predict, but they are very real, as everyday life attests. The County of Riverside needs to take these kinds of subjective issues into account when considering whether or not to approve this project.

EE-16 (CONT.)

Thank you for the opportunity to comment on this proposal.

Sincerely,

Steven M. Cummings
Retired Senior Air Quality Specialist and Certified Permitting Professional in SCAQMD (CPP# C7406)

Cc: Lijin Sun, J.D., Program Supervisor, CEQA IG (via email to: lsun@aqmd.gov)

Russel Brady, Project Planner
Renaissance Ranch Specific Plan

Appendix 1
Photos of Earth Moving Activity on the Proposed Project Site
Taken from the Northern Terminus of Bucking Bay Drive (circa November 2021)

Russel Brady, Project Planner
Renaissance Ranch Specific Plan

Appendix 1 (continued)

Appendix 2
Photos of Homes Well Above Project Site
(obtained from Google Maps Street View)

Terminus of Bucking Bay Drive Looking WNW

Terminus of Bucking Bay Drive Looking NE

Letter EE Steve Cummings

EE-1 The commenter references specific comments ("Comment #1 and subparagraphs (a) & (b)"); however, the County did not receive any separate correspondence from this commenter. It is unclear from this comment how the Project Applicant is in violation of SCAQMD rules or requirements, as no development has occurred on the property and no such development would be allowed until the proposed Project (or a different development proposal for the Project site) is approved and implementing plot plan, conditional use permit, or subdivision applications are approved by the County. As this comment does not identify any deficiencies with the Draft Program EIR, no revisions to the Draft Program EIR are warranted pursuant to this comment.

EE-2 In these introductory comments, the commenter expresses general opposition to developing the Project site with light industrial and business park uses as proposed, and indicates concerns over land use compatibility. The commenter's opposition to the proposed Project is acknowledged. With respect to the issue of land use compatibility, the commenter is referred to the discussion and analysis of Threshold a. in EIR Subsection 4.11, *Land Use and Planning*. As indicated in the discussion therein, impacts associated with the Project's potential land use compatibility with surrounding uses have been evaluated throughout the Project's Draft Program EIR under the appropriate subject headings, and where necessary mitigation measures have been identified to reduce potential impacts that could contribute to land use incompatibility to below a level of significance. There are no environmental effects to surrounding existing or planned land uses that have not already been evaluated throughout the Project's Draft Program EIR, and where necessary mitigation measures have been imposed on the Project to reduce potential impacts to the extent feasible. Furthermore, the Project would be subject to compliance with the County's "Good Neighbor" Policy for Logistics and Warehouse/Distribution Uses (Good Neighbor Policy), which includes a number of requirements intended to reduce impacts associated with logistics and warehouse/distribution uses on surrounding land uses, particularly residential land uses. As concluded in EIR Subsection 4.11, with mandatory compliance with the County's Good Neighbor Guidelines, in addition to implementation of the measures identified by the EIR to address other environmental issues (e.g., air quality, etc.), the Project's potential impacts due to land use compatibility would remain less than significant. As this comment does not identify any deficiencies with the analysis provided, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-3 The commenter indicates concerns over construction activities that occurred on the Project site around 2021 and poses a number of questions regarding these activities. The construction activities referenced by this comment were related to a Southern California Edison (SCE) distribution line project, and these construction activities were wholly unrelated to the proposed Project evaluated in the Draft Program EIR. No construction activities have occurred on the Project site in association with the proposed Renaissance Ranch development. As the questions raised by this comment letter are unrelated to the proposed Project, no response is necessary, and the commenter instead is directed to SCE with respect to questions regarding the construction activities that occurred in association with the SCE distribution line project.

EE-4 The commenter asserts that the Draft Program EIR imposed only recommendations and did not impose any requirements to address potential noise impacts, and provides a summary of the Draft Program EIR's mitigation measures for construction- and operational-related noise. The County disagrees with the commenter's assertion, and finds that the Draft Program EIR's mitigation measures for construction- and operational-related noise impacts are mandatory and fully enforceable. For example, Mitigation Measuer MM 4.13-1 includes specific requirements to install temporary noise barriers during construction of the water main within Horsethief Canyon Road and mandates that the temporary noise barrier fully disrupt the line-of-sight between construction activities and nearby sensitive receptors in order to reduce impacts to less-than-significant levels. Mitigation Measure MM 4.13-3 requires that the Project Applicant "shall prepare" site-specific noise analyses prior to approval of any implementing Plot Plan applications to demonstrate that the implementing Plot Plan can achieve the noise standards specified by Riverside County Ordinance No. 847, and further requires the incorporation of measures, such as noise barriers, as necessary to ensure that nearby sensitive receptors are not exposed to noise levels exceeding the County's residential standard of 55 dBA Leq during daytime hours (i.e., between 7:00 a.m. and 10:00 p.m.) and 45 dBA Leq during nighttime hours (i.e., between 10:00 p.m. and 7:00 a.m.). The commenter also is referred to the responses to Comments EE-5 through EE-7, which are responsive to the individual concerns expressed by this commenter with respect to the Draft Program EIR's mitigation measures for noise.

EE-5 The commenter states that noise mitigation measures must be mandated and enforced, and not "recommended," otherwise the commenter asserts they will not be implemented. Draft Program EIR Mitigation Measures MM 4.13-1 and MM 4.13-3 both include enforceable requirements as well as monitoring mechanisms. For example, Mitigation Measure MM 4.13-1 requires the County's Building & Safety Department to review improvement plans to ensure the required note is included, while the requirements of Mitigation Measure MM 4.13-1 must be specified in bid documents issued to prospective construction contractors and that must also be made available for County staff inspection upon request. Mitigation Measure MM 4.13-3 requires the preparation of site-specific noise studies as part of future applications for implementing plot plans, and specifically requires that such implementing noise studies must demonstrate that measures have been incorporated into the design of the building(s) such that nearby sensitive receptors (i.e., residential uses) would not be exposed to noise levels exceeding the County's residential standard of 55 dBA Leq during daytime hours (i.e., between 7:00 a.m. and 10:00 p.m.) and 45 dBA Leq during nighttime hours (i.e., between 10:00 p.m. and 7:00 a.m.). As all of the mitigation measures identified to address the Project's construction- and operational-related noise impacts would be fully enforceable and would be subject to monitoring by County staff, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-6 The commenter expresses opposition to the proposed Project and opines that it would not be possible to break the line-of-sight between proposed noise sources and nearby sensitive receptors (i.e., residential uses), and the commenter notes that any amount of noise, particularly at night, would be unacceptable. The commenter's opposition to the proposed Project is acknowledged, and will be

considered by the Riverside County Planning Commission and Board of Supervisors during their deliberations over whether to approve, conditionally approve, or deny approval of the proposed Project. Additionally, it is unclear by this comment whether the commenter is referring to construction-related noise impacts or operational-related noise impacts. With respect to construction-related noise, the analysis in the Draft Program EIR demonstrates that construction noise on-site would not expose nearby sensitive receptors to excessive construction-related noise. However, the Draft Program EIR noted potential noise impacts during the construction of the off-site water line within Horsethief Canyon Road would be potentially significant, and would be reduced to less-than-significant levels with implementation of Mitigation Measure MM 4.13-1. With respect to noise during long-term operations, the commenter is referred to Mitigation Measure MM 4.13-3, which requires the preparation of noise studies for each implementing Plot Plan application, and requires that the resulting Plot Plans to be designed in such a manner so as not to expose nearby sensitive receptors (i.e., residential uses) to noise levels exceeding the County's residential standard of 55 dBA Leq during daytime hours (i.e., between 7:00 a.m. and 10:00 p.m.) and 45 dBA Leq during nighttime hours (i.e., between 10:00 p.m. and 7:00 a.m.). Typical measures to address operational noise would include the placement of truck docking courts on the sides of the building facing away from nearby residential uses, as well as the construction of tall screen walls around the proposed truck courts. The combination of the screen walls and the building itself would break the line-of-sight between the truck courts and nearby residential uses. No implementing Plot Plan would be approved by Riverside County unless it can be demonstrated that the implementing Plot Plan would meet the residential noise limitations specified by Riverside County Ordinance No. 847 (i.e., 55 dBA Leq during daytime hours [between 7:00 a.m. and 10:00 p.m.] and 45 dBA Leq during nighttime hours [between 10:00 p.m. and 7:00 a.m.]). As the County finds that Mitigation Measures MM 4.13-1 and MM 4.13-3 are fully enforceable and would serve to ensure that no nearby residential receptors are exposed to excessive noise levels, no revisions to the Draft Program EIR are warranted pursuant to this comment.

EE-7 The commenter expresses concern that Project-related walls may be subject to graffiti, which the commenter asserts would diminish the aesthetic and financial values of nearby residential communities, and wrongly implies that these existing residential communities would be responsible for removing any such graffiti. As is typical of light industrial developments, it is anticipated that the future light industrial building(s) within Planning Area 2 of the Renaissance Ranch Specific Plan would include a security gate with 24-hour security personnel on site to preclude unauthorized access to the site. Furthermore, future implementing Plot Plans would be required to incorporate extensive areas of landscaping, including trees, along the perimeters of the industrial building(s), which also would serve to preclude the potential for impacts from graffiti. Moreover, any graffiti that occurs on site would be the responsibility of future building operators to remove, and there would be no burden placed on the local community with respect to graffiti removal within the Project site. Accordingly, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-8 The commenter states that they could not find any treatment of light pollution in the Draft Program EIR other than a reference to Riverside County Ordinance No. 655, and alleges that the Draft Program EIR must be revised to include an analysis of potential lighting impacts. The discussion of Project

compliance with Riverside County Ordinance No. 655 addresses Threshold d. within Draft Program EIR Subsection 4.1, *Aesthetics*, while an analysis of Project impacts due to lighting generally instead is provided under the analysis of Thresholds e. and f. in EIR Subsection 4.1. As indicated in the discussion and analysis of Thresholds e. and f., future development on site would be subject to compliance with the Renaissance Ranch Specific Plan Design Guidelines for exterior lighting, which include a number of requirements related to the orientation of lighting elements to preclude spillage onto adjacent properties. Additionally, all future development on site would be subject to compliance with Riverside County Ordinance No. 915, which 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 Plot Plan and building permit applications by Riverside County, and would ensure that the Project does not expose residential property to unacceptable light levels. The County finds that the Draft Program EIR did include an analysis demonstrating that Project impacts due to lighting would be less than significant, and this comment does not identify any deficiencies with the analysis provided. Thus, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-9 The commenter notes that the Project would be served with two points of access at Horsethief Canyon Road and Bolo Court, queries how the restriction on through traffic would be enforced at Bolo Court, and alleges that Project-related truck traffic would utilize the access at Bolo Court to access the site rather than utilizing Horsethief Canyon Road. The commenter further notes issues with the safety along Hostettler Road. First, the commenter is referred herein to subsection F.2.2, which explains that the proposed Project has been redesigned since public review of the Draft Program EIR to include expanded areas of open space. With the redesign of the Project, the proposed Emergency Vehicle Access (EVA) now is proposed along Calendula Street, as Bolo Court would no longer have any connection to proposed on-site roadways. The EVA access at Calendula Street would be locked at all times by a gate that includes Knox Box, and only ever would be unlocked in the event of an emergency that prevents ingress/egress at the Project's proposed driveway at Horsethief Canyon Road. Thus, the County finds that day-to-day Project-related truck traffic would not traverse the residential units along Calendula Street, and Project-related truck traffic would not be routed along Hostettler Road. Accordingly, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-10 The commenter indicates concern over the Project's potential effects due to traffic congestion and the Project's proposed traffic-related improvements, provides an anecdotal account of the commenter's experience with traffic in the local area, and asserts that only providing stop signs in the local area would not adequately prevent traffic congestion in the local area. The commenter is referred to the Project's Traffic Analysis (TA), included as Final Program EIR *Technical Appendix FEIR-6c*, for questions regarding Project-related transportation improvements. However, as noted in the introduction to Draft Program EIR Subsection 4.18, *Transportation*:

> *On December 28, 2018, updates to the State CEQA Guidelines were approved by the Office of Administrative Law (OAL). As part of the updates to the State CEQA Guidelines, thresholds*

of significant for evaluation of impacts to transportation have changed. As required by California Senate Bill (SB) 743, revised Threshold b. of the State CEQA Guidelines for Transportation requires an evaluation of impacts due to Vehicle Miles Travelled (VMT), which replaced the Level of Service (LOS) criteria (i.e., automobile delay) that have been utilized in the past to evaluate potential effects to transportation under CEQA. Accordingly, although this Subsection evaluates the Project's potential effects to LOS and associated consistency with the LOS standards identified in the Riverside County General Plan, Caltrans, and the City of Lake Elsinore General Plan, it should be noted that pursuant to State CEQA Guidelines Section 15064.3(a), "...a project's effect on automobile delay shall not constitute a significant environmental impact." (Draft Program EIR at p. 4.18-1)

Accordingly, the commenter's concerns regarding Project effects on traffic congestion in the local area are unrelated to the Project's impacts to the environment under CEQA, and as such no revision to the Draft Program EIR is warranted in response to this comment.

EE-11 The commenter asserts that the Draft Program EIR did not include an analysis of potential Project effects on property values. The Project's potential effect on property values is unrelated to the Project's potential impacts to the environment. Accordingly, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-12 The commenter indicates a preference to develop the Project site with the approved residential uses rather than the proposed light industrial and business park uses, and alleges that the proposed change in the proposed land uses for the site is disingenuous. The commenter's preference for the Project site to be developed with residential uses in lieu of light industrial and business park uses is acknowledged, and will be considered by the Riverside county Planning Commission and Board of Supervisors during their deliberations over whether to approve, conditionally approve, or deny approval of the proposed Project. As this comment is unrelated to the analysis presented in the Draft Program EIR, no revision to the Draft Program EIR is warranted pursuant to this comment.

EE-13 The commenter alleges that the Project's proposed on-site roadways may promote street racing. As is typical of light industrial developments, it is anticipated that the future light industrial building(s) within Planning Area 2 of the Renaissance Ranch Specific Plan would include a security gate with 24-hour security personnel on site to preclude unauthorized access to the site. This also would preclude any potential for illegal street racing to occur on site. No revision to the Draft Program EIR is warranted pursuant to this comment.

EE-14 The commenter asserts that the California Air Resources Board (CARB) rule prohibiting idling of diesel trucks for more than five minutes is rarely enforced, and asserts that Project-related trucks would idle for more than five minutes at a time on site. The commenter is referred to Draft Program EIR Mitigation Measure MM 4.3-7, which includes specific provisions to preclude the idling of trucks on site for more than five minutes. Specifically, the third bullet of Draft Program EIR Mitigation Measure MM 4.3-7 requires the Project Applicant to post legible, durable, weather-proof

signs requiring truck drivers to restrict idling to no more than five minutes at a time, and further requires the posting of telephone numbers of the building facilities manager and CARB to report violations. The fourth provision of Draft Program EIR Mitigation Measure MM 4.3-7 requires facility operators to train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. Furthermore, the sixth provision of requires future facility operators to designate a Compliance Officer responsible for implementing the various measures specified by Mitigation Measure MM 4.3-7, including provisions related to idling. The County finds that the provisions included in Draft Program EIR Mitigation Measure MM 4.3-7 would adequately ensure that future Project-related trucks adhere to the CARB requirement to restrict truck idling to a maximum of five minutes, and as such no revisions to the Draft Program EIR are warranted pursuant to this comment.

EE-15 The commenter expresses concerns over Toxic Air Contaminants (TACs) associated with truck idling and its potential to result in impacts to local area residents. The commenter is referred to the discussion and analysis of Threshold c. within Draft Program EIR Subsection 4.3, *Air Quality*. The analysis of Project construction- and operational-related localized air quality impacts demonstrates that the Project would not expose sensitive receptors to cancer risks exceeding 10 per one million or non-carcinogenic hazards exceeding a chronic hazard index of 1.0 during either construction or long-term operation; would not exceed the SCAQMD Localized Significance Thresholds (LST) thresholds at any nearby sensitive receptors during construction or long-term operation; and would not cause or contribute to any CO "hot spots" during construction or long-term operation. Accordingly, the County finds that the analysis presented in the Draft Program EIR adequately demonstrates that construction and long-term operation of the proposed Project would not expose any nearby residential receptors to substantial pollutant concentrations, including cancer and non-cancer health risks. As this comment does not identify any deficiencies with the analysis provided, no revision to the Draft Program EIR are warranted pursuant to this comment.

EE-16 The commenter asserts without any evidence that implementation of the Project would result in increases in burglaries, car break-ins, graffiti, loitering in local area parks, and drug/alcohol abuse on site. As previously noted, it is anticipated that the future light industrial building(s) within Planning Area 2 of the Renaissance Ranch Specific Plan would include a security gate with 24-hour security personnel on site to preclude unauthorized access to the site. This would ensure that the Project does not exacerbate crime in the local area. Furthermore, the issue of crime is unrelated to the Project's potential impacts to the environment. Accordingly, no revision to the Draft Program EIR is warranted pursuant to this comment.

Planning Commission **County of Riverside**

RESOLUTION 2025-008

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 200004

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 19, 2025, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to Certify an Environmental Impact Report has been evaluated in accordance with the above-referenced Act and Procedures; 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 Planning Commission of the County of Riverside, in regular session assembled on November 19, 2025, recommended Certification of an Environmental Impact Report and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 200004.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 28695)
MEETING DATE:
Wednesday, November 19, 2025

SUBJECT: SPECIFIC PLAN NO. 333 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 200004, CHANGE OF ZONE NO. 2000016 – Intent to Certify Environmental Impact Report (CEQ200059 & State Clearinghouse No. 2021030301) – Applicant: Richland Ventures Inc – Representative: T&B Planning, Inc. – Second Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Zoning: SP Zone (Renaissance Ranch, Specific Plan No. 333) – Location: east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive – 157.03 Acres – REQUEST: Specific Plan No. 333 Amendment No. 1 proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres) land use designations. The total amount of planned building area is 1,820,808 sq. ft., with 1,428,768 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business Park. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan. General Plan Amendment No. 200004 proposes to modify the land use designations of the General Plan to match the same land use designations as proposed by the Specific Plan Amendment. Change of Zone No. 2000016 proposes to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan – APNs: 393-120-011, et.al. – Project Planner: Russell Brady at (951) 955-3025, or email at rbrady@rivco.org.

PROPOSED PROJECT	
Case Number(s):	SP00333A01, GPA200004, CZ2000016
Environmental Type:	Environmental Impact Report
Area Plan No.	Elsinore
Zoning Area/District:	Alberhill Area
Supervisorial District:	Second District
Project Planner:	Russell Brady
Project APN(s):	393-120-011, et.al.
Continued From:	

John Hildebrand, Planning Director 11/13/2025

PROJECT DESCRIPTION AND LOCATION

Specific Plan No. 333 Amendment No. 1 is a proposal to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from a Medium Density Residential land use designation to Light Industrial (65.33 acres), Business Park (18.11 acres), Open Space: Conservation (11.31 acres), and Open Space: Conservation Habitat (58.88 acres) land use designations. The total amount of planned building area is 1,820,808 sq. ft., with 1,428,768 sq. ft. designated within Light Industrial and 392,040 sq. ft. designated within Business Park. The amended Specific Plan would be named the Renaissance Ranch Commerce Center. The Specific Plan Amendment would also modify the Specific Plan circulation plan.

General Plan Amendment No. 200004 is a proposal to modify the current General Plan land use designation of Medium Density Residential to match those as proposed by the Specific Plan Amendment that include Light Industrial (LI), Business Park (BP), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH).

Change of Zone No. 2000016 is a proposal to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan.
The description as included above and as further detailed in the EIR constitutes the "Project" or "project" as further referenced in this staff report.

The Project is located east of Horsethief Canyon Road, south of Interstate-15, west of Hostetler Road, north of Palomino Creek Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2025-008 recommending adoption of General Plan Amendment No. 200004 and Specific Plan No. 333 Amendment No. 1 to the Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a Resolution CERTIFYING the ENVIRONMENTAL IMPACT REPORT (EIR), adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200004, which modifies the land use designations of the General Plan to match those as proposed by the Specific Plan (SP00333A01) which are Light Industrial (LI), Business Park (BP), Open Space – Conservation

(OS-C), and Open Space – Conservation Habitat (OS-CH) and updates Figure 3 of the Elsinore Area Plan and other related tables and figures to reflect the Specific Plan No. 333 Amendment No. 1 and its land use designations, in accordance with Exhibit 6, based on the findings and conclusions incorporated in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE SPECIFIC PLAN NO. 333 AMENDMENT NO. 1 to establish a Specific Plan with a land use plan and specific plan text for subject project site, subject to the attached advisory notification document and conditions of approval, and based on the findings and conclusions incorporated in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution and Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000016 to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Cycle Resolution, Specific Plan Resolution, and Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	SP No. 333 (Renaissance Ranch)
Specific Plan Land Use:	Residential, Open Space and Drainage, Open Space/Conservation, Park, Pocket Parks
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development, Open Space
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2-5 du/ac)
Proposed General Plan Land Use Designation:	Light Industrial (LI), Business Park (BP), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR), Light Industrial
East:	Rural Residential (RR), Open Space: Water (OS:W)
South:	Medium Density Residential (MDR)

West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (SP 333)
Proposed Zoning Classification:	Specific Plan (SP 333)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R), Manufacturing – Service Commercial (M-SC)
East:	Residential Agricultural, five-acre minimum (R-A-5), Rural Residential (R-R), Watercourse, Watershed and Conservation Areas (W-1), Manufacturing – Service Commercial (M-SC)
South:	Specific Plan (SP 152)
West:	Specific Plan (SP 152)
Existing Use:	Vacant land
Surrounding Uses	
North:	Single family residential, Interstate-15, Industrial
East:	Vacant land, Industrial
South:	Single family residential
West:	Single family residential

Project Details:

Item	***Value***	***Min./Max. Development Standard***
Project Site (Acres):	157.03	N/A
Proposed Building Area (SQFT):	1,820,808	N/A

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area ("CSA"):	Yes – CSA 134
Special Flood Hazard Zone:	Yes, partial
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Criteria Cell Nos. 3647, 3648, 3748
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes, partial
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

Figure 1 (Project Vicinity Map)

PROJECT BACKGROUND AND ANALYSIS

Background:

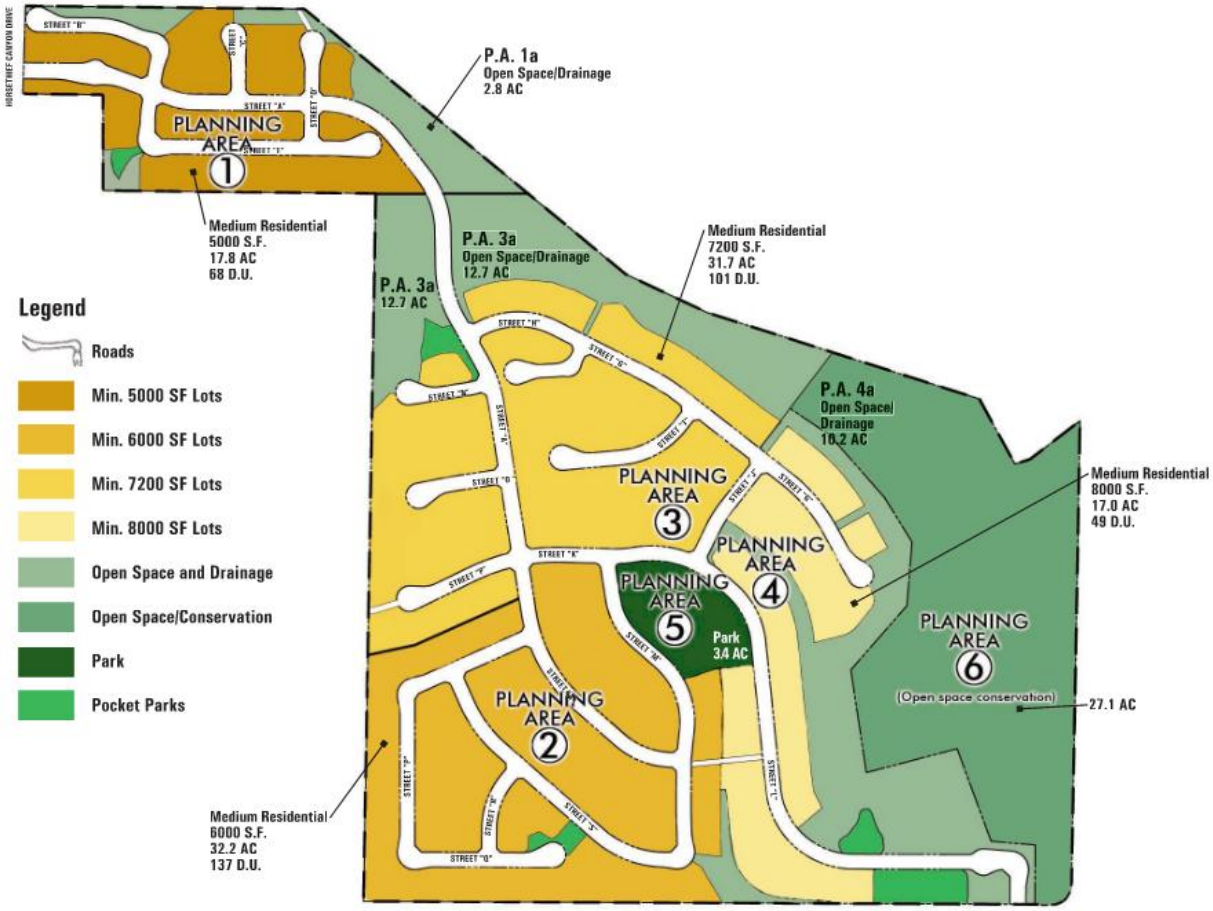
Specific Plan No. 333 was originally approved in 2005 as a primarily residential Specific Plan with a maximum of 355 residential units. Tentative Tract Map No. 31210 and Tentative Tract

Map No. 31485 were approved in 2005 and subsequently recorded in 2007. No development occurred to the site following the map recordation. The Tentative Tract Maps covered the whole Specific Plan area.

Figure 2: Existing Specific Plan Land Use Table

TABLE 1: DETAILED LAND USE SUMMARY						
LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MIN. LOT SIZE	MAX. DWELLING UNITS
Residential						
Medium	1 2	17.8 32.2	2-5 2-5	3.8 4.1	5,000 sf 6,000 sf	68 137
Medium	3 4	31.7 17.0	2-5 2-5	3.2 3.2	7,200 sf 8,000 sf	101 49
SUBTOTAL		98.7		3.61		355
Non-residential						
Community Park	5	4.3 / 3.4 Net	-			-
Pocket Parks 1-4		2.0	-			-
Open Space/ Conservation	6	27.1	-			-
Open Space/Drainage	1A 3A 4A	2.8 12.7 10.2	-			-
SUBTOTAL	-	58.2	-	-	-	-
TOTAL		**156.9**	-	**2.3**	-	**355**

Figure 3: Existing Specific Plan Land Use Plan



Specific Plan No. 333 Amendment No. 1 was submitted to the County of Riverside on August 17, 2020. Change of Zone No. 2000016 was submitted to the County of Riverside on August 19, 2020. General Plan Amendment No. 200004 was submitted to the County of Riverside on August 28, 2020.

Proposed Specific Plan Amendment

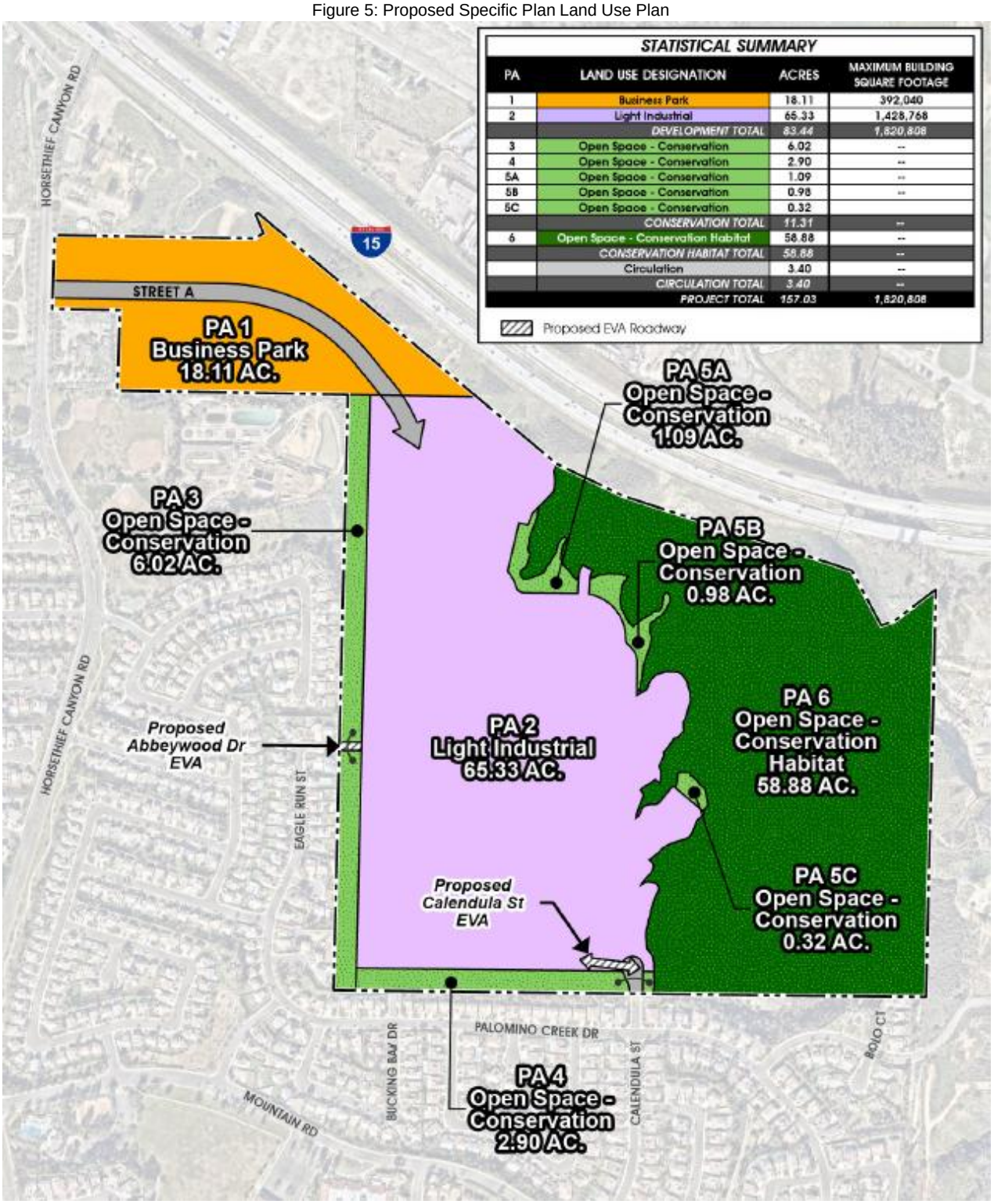
The proposed amendment to the Specific Plan would reorient the unbuilt residential Specific Plan to industrial uses. The request is to create one Light Industrial designated Planning Area encompassing 65.33 acres and a second Business Park designated Planning Area encompassing 18.11 acres. The Light Industrial Planning Area would allow for up to 1,428,769 square feet of building area that is anticipated to facilitate large warehouse buildings. The

Business Park Planning Area would allow for up to 392,040 square feet of building area that would facilitate light manufacturing, warehouse, service, retail, and food service uses. Due to requirements of the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP), 58.88 acres is to be designated as Open Space – Conservation Habitat to preserve this area as natural habitat. An additional 11.7 acres of Open Space – Conservation Planning Areas is proposed that would accommodate for slopes, basins, and other developed open space type uses to facilitate the grading and development of the Specific Plan area.

Figure 4: Proposed Specific Plan Land Use Table

PA	LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
1	Business Park	18.11	392,040
2	Light Industrial	65.33	1,428,768
3	Open Space-Conservation	6.02	N/A
4	Open Space-Conservation	2.90	N/A
5A	Open Space-Conservation	1.09	N/A
5B	Open Space-Conservation	0.98	N/A
5C	Open Space-Conservation	0.32	N/A
	Open Space-Conservation Subtotal	**11.31**	**N/A**
6	Open Space-Conservation Habitat	58.88	N/A
	Open Space-Conservation Habitat Subtotal	**58.88**	**N/A**
--	Circulation	3.40	N/A
	TOTAL	***157.03***	***1,820,808***

Figure 5: Proposed Specific Plan Land Use Plan



Project Benefits/Contributions

To assist in balancing out the project's impacts to the community along with providing greater community benefits, the project either already has or proposes to incorporate certain items that are estimated to total $6,041,559 of benefits that are above the requirements of the project. These items are listed below:

- The Specific Plan Amendment is conditioned that $0.40 per square foot be paid to County of Riverside at prior to issuance of certificate of occupancy for each building. Based on the buildout of the Specific Plan, this would equate to $728,323. Actual building area and total paid will be based on specific development proposal. This is in addition to standard Development Impact Fees pursuant to Ordinance No. 659 and is intended to partially fund the acquisition of a ladder truck for County Fire to serve the project and surrounding area. Other industrial projects in the area are also providing their portion of a ladder truck along with a new fire station.
- The project would impact existing intersections in the area, in particular the intersections of Horsethief Canyon Road & Street A (project entrance), Horsethief Canyon Road & De Palma Road, and Horsethief Canyon Road & De Palma Road. Based on the traffic analysis performed for the project, the project generated traffic would represent specific percentages of overall intersection that would typically result in a project paying its fair share of total cost for intersection and traffic signal costs to be constructed by the County or future developer. In-lieu of paying fair share that totals $670,500 and deferring the timing of such improvements, the developer has agreed to install traffic signals at the intersections at the below thresholds of development for a total estimated cost of $1,500,000. Deducting what would've been paid as fair share, this represents an additional benefit of $829,500 for these traffic signals that were noted at community meetings as a desired improvement in the area.
    - Horsethief Canyon Road & Street A (project entrance): prior to occupancy of 125,000 square feet of building area
    - Horsethief Canyon Road & De Palma Road: prior to occupancy of 628,000 square feet of building area
    - Horsethief Canyon Road & Temescal Canyon Road: prior to occupancy of 1,550,000 square feet of building area
- The project had previously paid $383,736 of Quimby Fees to the County. Typically, those impact fees would be credited to any additional fee that may be due through development of the Specific Plan. However, these Quimby Fees were already utilized and represent a benefit already provided to the community and cannot be used as a credit to another impact fee program.
- Additionally, the developer has completed a payment to Elsinore Valley Municipal Water District (EVMWD) for a total of $7,600,000. The proposed project requires payment of

only $3,500,000, creating a $4,100,000 additional community benefit. to assist in funding capital improvements for the Horsethief Canyon Water Reclamation Facility for upgrades that will assist in providing services to the area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) (SCH2021030301) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgment of Riverside County. The Draft Environmental Impact Report was circulated on June 9, 2022, with the comment period closed on August 12, 2022 (extended to a total of 65 days). Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Agricultural and Forestry Resources

The project site has approximately 80 acres designated as Farmland of Local Importance. The Project would develop this area to non-agricultural use. Feasible mitigation measures are not available to reduce impacts to a level that is less than significant. Therefore, impacts are considered significant and unavoidable.

Air Quality – Long Term

The proposed Project's construction-related air quality emissions would not exceed the SCAQMD regional thresholds or local significance thresholds (LSTs). 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 Reactive Organic Gasses (ROG) and Nitrogen Oxides (NOx) would exceed the SCAQMD regional thresholds. Therefore, the Project would generate operational-source emissions not reflected within the current 2022 AQMP regional emissions inventory for the SCAB. Implementation of feasible mitigation measures included in the EIR would reduce the Project's long-term air quality emissions, but would not reduce the Project's long-term emissions of ROG or NOx to below the SCAQMD regional thresholds of significance. Additionally, due to the change in land use designations in the General Plan and Specific Plan, 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.

Greenhouse Gas Emissions

The Project would result in Greenhouse Gas Emissions of approximately 45,902 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2E$) which exceeds the Riverside County Climate Action Plan (CAP) threshold of 3,000 $MTCO_2E$. Pursuant to CAP requirements, the Project did prepare a Screening Table that includes certain emission reduction measures to achieve the minimum 100 points as required by the CAP. While this would generally qualify the project as resulting in a less than significant impact through compliance with a Plan for the Reduction of Greenhouse Gas Emissions, due to the Project still exceeding the 3,000 $MTCO_2E$ screening threshold it is conservatively concluded as a significant impact despite compliance with the CAP and incorporation of the Screening Table measures and feasible mitigation measures.

Transportation – VMT

The Project would generate a per employee VMT of 26.76 miles, which would exceed the County's adopted Vehicle Miles Traveled (VMT) threshold of 14.24 miles by approximately 60%. Feasible mitigation measures are included to attempt at reducing VMT, but given the context of the project and travel distance requirements no mitigation measure can adequately and reliably reduce VMT impacts below the established threshold and impacts are determined to be significant and unavoidable.

33 comment letters or emails were received during the Draft EIR public review period. These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on October 30, 2025, and with emailed notices to commenters sent on the same day.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Agricultural Resources, Air Quality, Greenhouse Gas, and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial, or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy

generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has Land Use Designations of Medium Density Residential (MDR) that reflect the land use designation of the current adopted Specific Plan (SP 333 – Renaissance Ranch). The General Plan Amendment proposes to change the land use designations to Light Industrial, Business Park, Open Space – Conservation Habitat, and Open Space – Conservation to reflect the proposed Specific Plan Amendment land use designations. Through the General Plan Amendment, the proposed Specific Plan would be consistent with the new land use designations.

2. The Project site is currently zoned Specific Plan (SP 333 – Renaissance Ranch) that currently reflects primarily residential zoning and permitted land uses. Through the Change of Zone the zoning of the site would remain Specific Plan, but the underlying Specific Plan Zoning Ordinance text would be modified to support the primarily light industrial and business park oriented uses within the Specific Plan.

Entitlement Findings:

General Plan Amendment No. 200004:

General Plan Amendment No. 200004 is defined as an Entitlement/Policy General Plan Amendment.

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required. The additional finding selected as the additional finding (C.2.f) is that an amendment is required to expand basic employment job opportunities and that would improve the ratio of jobs-to-workers in the County.

1. The proposed changes do not involve a change in or conflict with:

   a. The 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 directly provide employment onsite through the industrial and business park designated areas and is expected to have secondary employment and economic benefits for other businesses in the area.

      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 EIR, the Project is providing certain design and operational measures to limit the Project's contribution to greenhouse gas emissions.

      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. 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 EIR.

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 are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. 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 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 regional trend, while implementing design and operational features to minimize impacts to and respect the existing and surrounding communities.

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 near Interstate-15 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 Exhibit B.

c. 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.

2. 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 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 ensure 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-15 corridor which is a prime location for such uses with access to Interstate 15. 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.

3. 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 as Medium Density Residential (MDR) and Commercial Retail (CR) that reflects the current approved Specific Plan. The change from these designations would provide for greater development capacity and creation of jobs for the area. 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.

Specific Plan

In accordance with Government Code section 65454 and Section 2.9. of Ordinance No. 348, SP No. 333 Amendment No. 1 is consistent with the Riverside County General Plan for the following reasons:

1. As is indicated in the preceding General Plan Amendment findings, the Project is consistent with the General Plan Vision and Principles. Furthermore, the project is consistent with all applicable General Plan policies, which is included as an appendix to the Project's EIR.

   Since the project is removing planned residential development, it has been reviewed in context of the County's Housing Element and applicable SB 330 and other related state legislation requirements that place limits on the conversion of residentially designated property. The County's Housing Element as part of its inventory of Specific Plans and their contribution to meeting the County's Regional Housing Needs Assessment (RHNA) allocation identifies that 142 units out of the maximum 355 units within the Specific Plan

would contribute to the above moderate category of the RHNA. Although through the Specific Plan Amendment it would remove all planned residential and these 142 above moderate units, the Housing Element identifies more than adequate areas within the County to accommodate for above moderate units to still meet the RHNA for that category.

Related to SB 330 and related state legislation requirements typically referred to as no net loss, such legislation is only applicable to certain communities within the unincorporated County. The project area is not located within such an identified community and therefore is not subject to the no net loss requirements that would restrict the removal of planned residential units or otherwise require replacement units to be designated.

Change of Zone No. 2000016

1. The Project site is currently zoned Specific Plan (SP 333 – Renaissance Ranch). Change of Zone No. 2000016 would retain the Specific Plan zoning, but modify the underlying Specific Plan zoning ordinance to facilitate the uses proposed by the respective Planning Areas as well as define the boundaries for each of the proposed Planning Areas. These proposed changes to the zoning would provide direct consistency with the proposed Specific Plan and General Plan Amendment.

Other Findings:

1. The Project site is located within a Criteria Cell of the Multi-Species Habitat Conservation Plan. A Habitat Acquisition and Negotiation Strategy (HANS) was completed for the original Specific Plan under HANS 206. Through the current proposed project, the required conservation per the MSHCP was reevaluated and additional area is proposed that totals 58.88 acres to meet the requirements of the MSHCP. The Project is thus in compliance with the MSHCP standards for conservation area per the criteria cell.

2. This Project is within the Sphere of Influence of the City of Lake Elsinore. No memorandum of understanding exists with the City of Lake Elsinore regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Lake Elsinore as part of the initial review period, CEQA noticing, and through public hearing noticing. No written comments have been received from the City of Lake Elsinore, although there have been some recent discussions with City of Lake Elsinore staff for them to be aware of the project's road improvements for the area.

3. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes. No response was received from Santa Rosa Band of Mission Indians, Colorado River Indian Tribe, Cahuilla Band of Indians, Morongo Band of Mission Indians,

Pala Band of Mission Indians, or the Ramona Band of Cahuilla Mission Indians. The Agua Caliente Band of Cahuilla Indians deferred to closer groups. Consultation was requested by the Pechanga Band of Mission Indians, Rincon Band of Mission Indians, and the Soboba Band of Mission Indians.

This Project also was subject to SB 18 tribal consultation. On January 21, 2021, a Sacred Lands File Search (SLF) and consultation list request was sent to the Native American Heritage Commission. A response was received on January 28, 2021 with a list of thirteen contacts and the results of the Sacred Lands File Search which was Negative. Notices were sent to all contacts on January 31, 2021. A response was received from the Agua Caliente Band of Cahuilla Indians on February 3, 2021 stating that the project was not within their Traditional Use Area and that they deferred to other tribes.

The Soboba Band of Luiseno Indians responded via email requesting Government to Government consultation for this Project. The Soboba Band was provided with the cultural report on April 06, 2021 and the Project conditions of approval on June 28, 2021. This Project was discussed during a meeting held on June 09, 2021. Soboba provided information that the project lies within two overlapping TCPs. Native peoples lived in this area into historic times until they were displaced by settlers. Some of the people moved to Pechanga and some to Soboba. Soboba recommended that an archaeologist and a Tribal Monitor be present during grading activities. Consultation was concluded with Soboba on June 09, 2021.

The Rincon Band of Luiseno Indians responded via email letter dated February 26, 2021. The letter indicated that the tribe considers the Project area part of their Traditional Use Area and stated further that the area is within or near a TCP. Rincon provided information that the Lake Elsinore area is considered a TCP and a Traditional Cultural Landscape (TCL) that is associated with the Luiseño creation. Rincon was provided with the cultural report on April 6, 2021.

No response was received from the Juaneno Band of Mission Indians Acjachemen Nation-Belardes, La Jolla Band of Luiseno Indians, Pala Band of Mission Indians, Pauma Band of Luiseno Indians, Quechan Tribe of the Fort Yuma Reservation, San Luis Rey Band of Mission Indians, or Santa Rosa Band of Cahuilla Indians.

The Pechanga Band of Luiseño Indians responded in an email letter dated February 12, 2021, stating that the Project is located within a TCP. During an April 27, 2021 consultation, Pechanga provided information regarding the North-West Lake Elsinore (Páayaxchi Nivé'wuna) TCP.

All the consulting tribes expressed concern that the Project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. The Project would be subject to compliance with EIR Mitigation Measures, which requires a Tribal Monitor from the consulting Tribe(s) to be present during grading activities, and identifies the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities in order to ensure that any uncovered resources are appropriately treated.

Due to the comments from tribes and potential impacts to resources, the potential for discovery of TCRs during Project construction represents a potentially significant impact of the Project for which mitigation would be required. Appropriate mitigation was agreed upon with the tribes that was incorporated into the EIR mitigation measures and Project conditions of approval.

4. The Project site is partially located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of $500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. This fee has already been paid due to previously proposed development and no remaining fee is due.

5. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

Fire Findings:

1. The Project is located primarily within a Very High Fire Hazard Severity zone and wholly within a State Responsibility Area.

2. The Project site has been designed so that development is in compliance sections 4290 and 4291 of the Public Resources Code and Ordinance No. 787 by requiring any building constructed shall comply with special construction provisions as required by this Ordinance.

3. With incorporation of standard conditions of approval the Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure shall be provided by the project.

4. Fire protection and suppression services will be available for the development through Riverside County Fire Department. The project is contributing $0.40 per square foot of building area to the County that is anticipated to go towards the purchase of a ladder truck to serve the project and surrounding area.

Conclusion:

For the reasons discussed above, as well as the information provided in the Environmental Impact Report, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. Other than the comments received on the Draft EIR, as of the writing of this report, Planning Staff has received one other public comment in opposition.

Project-Specific Outreach

The applicant has conducted outreach efforts to inform local residents and stakeholders about the proposed project and to solicit input. These efforts included the below meetings:

- Temescal Valley Development Committee – October 2019
- We Are Temescal Valley Meeting – 2020
- Temescal Valley Municipal Advisory Council Meeting – March 2021
- Horsethief HOA Board – April 2021
- Horsethief HOA meeting – August 2022
- Temescal Valley Municipal Advisory Council Meeting – August 2022
- Public Outreach Meetings – October 2022
- Temescal Valley Development Committee – October 2023
- Temescal Valley Municipal Advisory Council Meeting – January 2024
- Door to Door Neighborhood Outreach – Fall 2025

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

ATTACHMENTS

A. Planning Commission Resolution No. 2025-008
B. GIS Exhibits
C. Specific Plan Amendment Document
D. Specific Plan Zoning Ordinance
E. Draft EIR
F. Final EIR
G. Specific Plan Conditions of Approval
H. Notification Radius Map and Labels
I. Recent Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

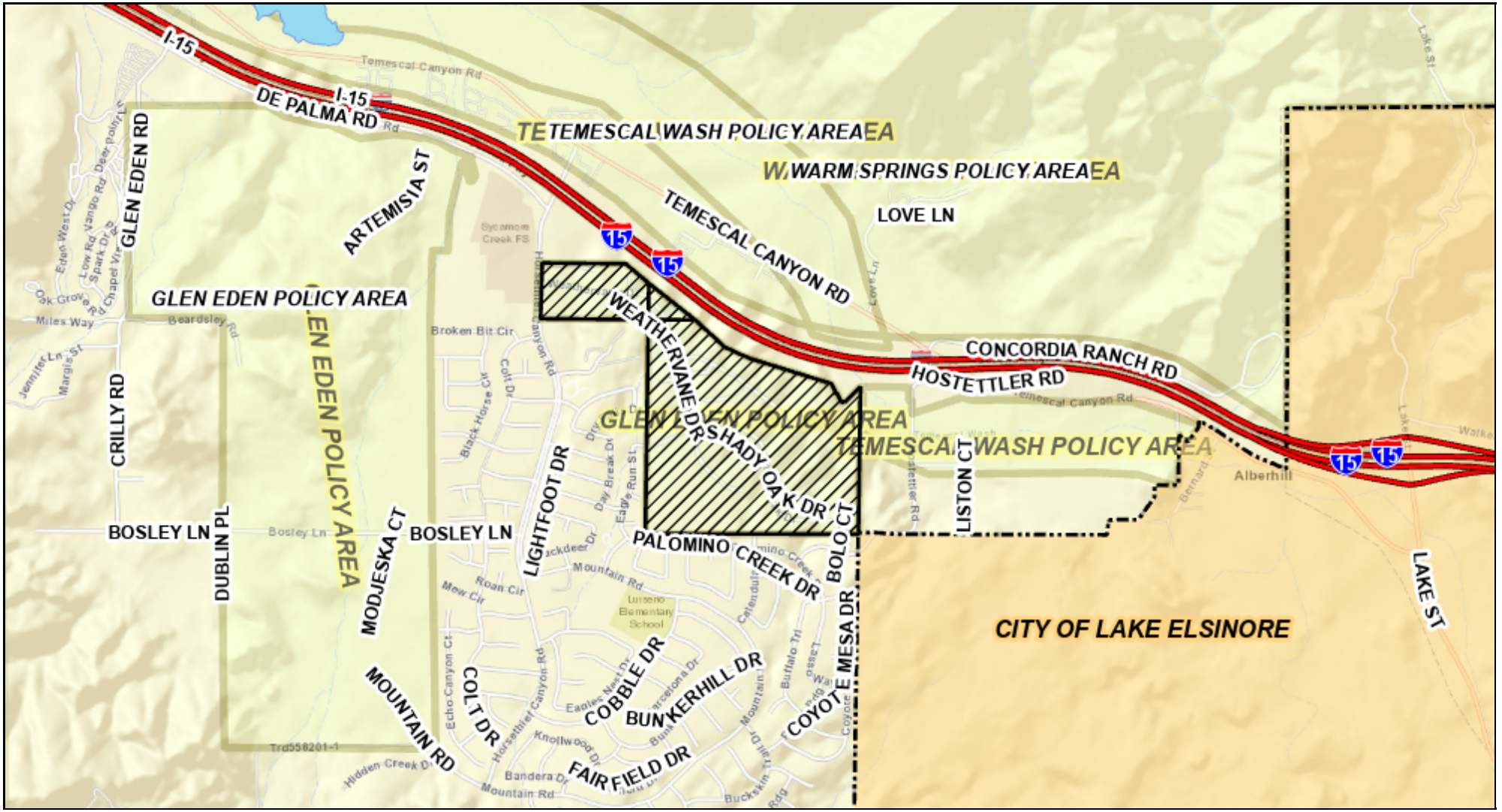
SP00333

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 11-10-2025



Zoning Area/District: ALBERHILL

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

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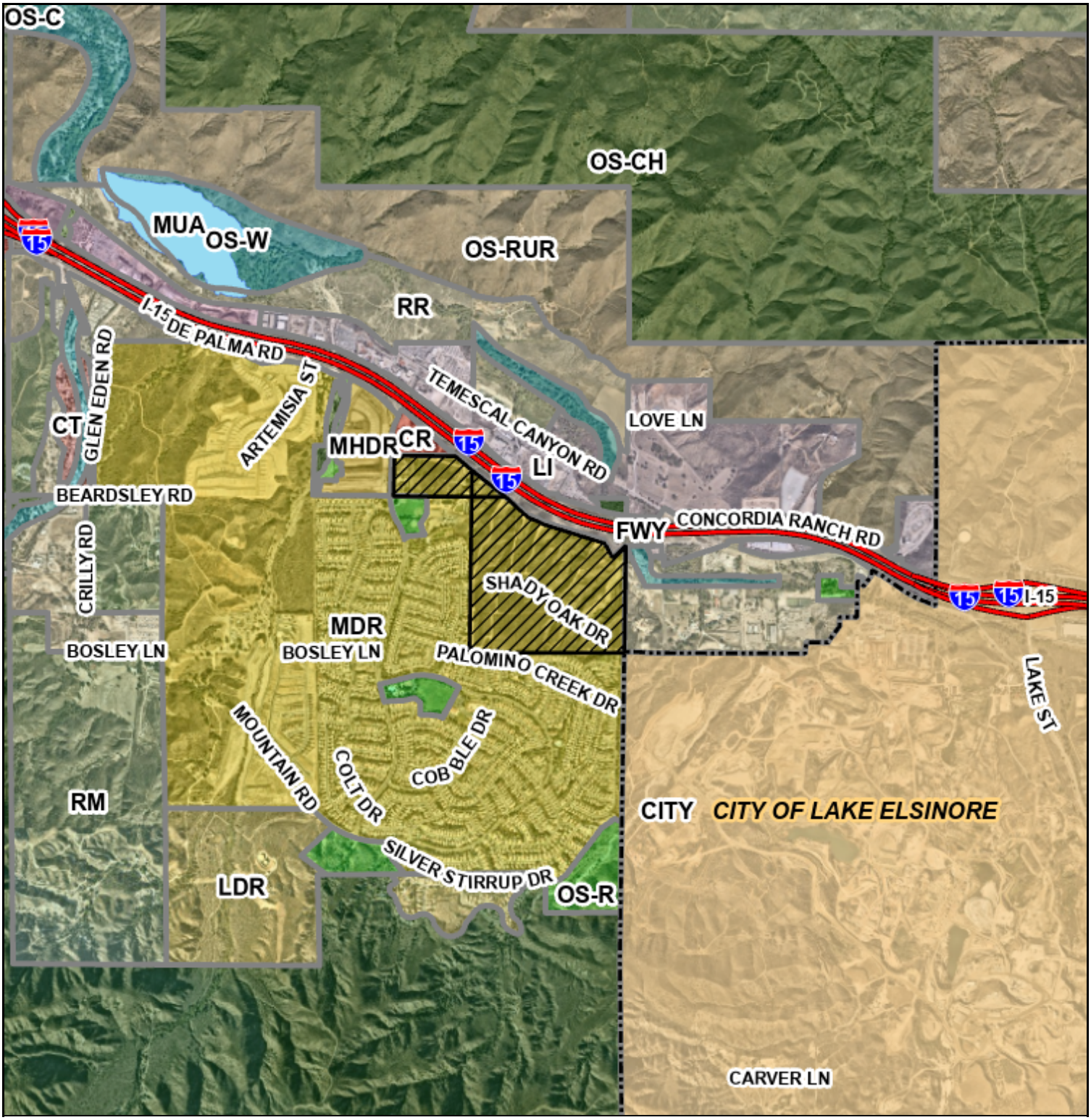
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 11-10-2025
Exhibit: 5



Zoning Area/District: ALBERHILL

Author:

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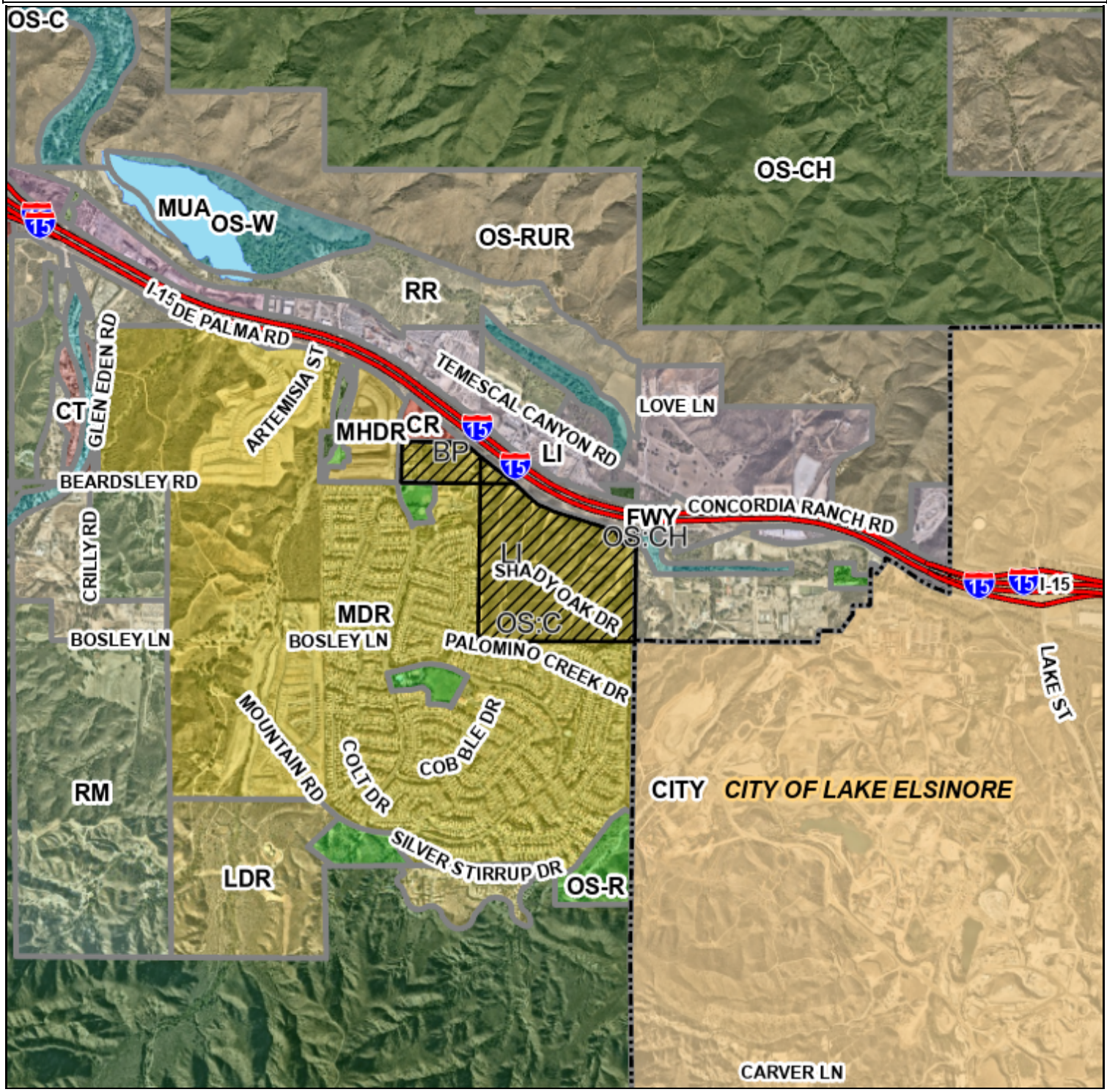
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

Supervisor: KAREN SPIEGEL
District: 2

PROPOSED GENERAL PLAN

Date: 11-10-2025
Exhibit: 6



Zoning Area/District: ALBERHILL

Author:

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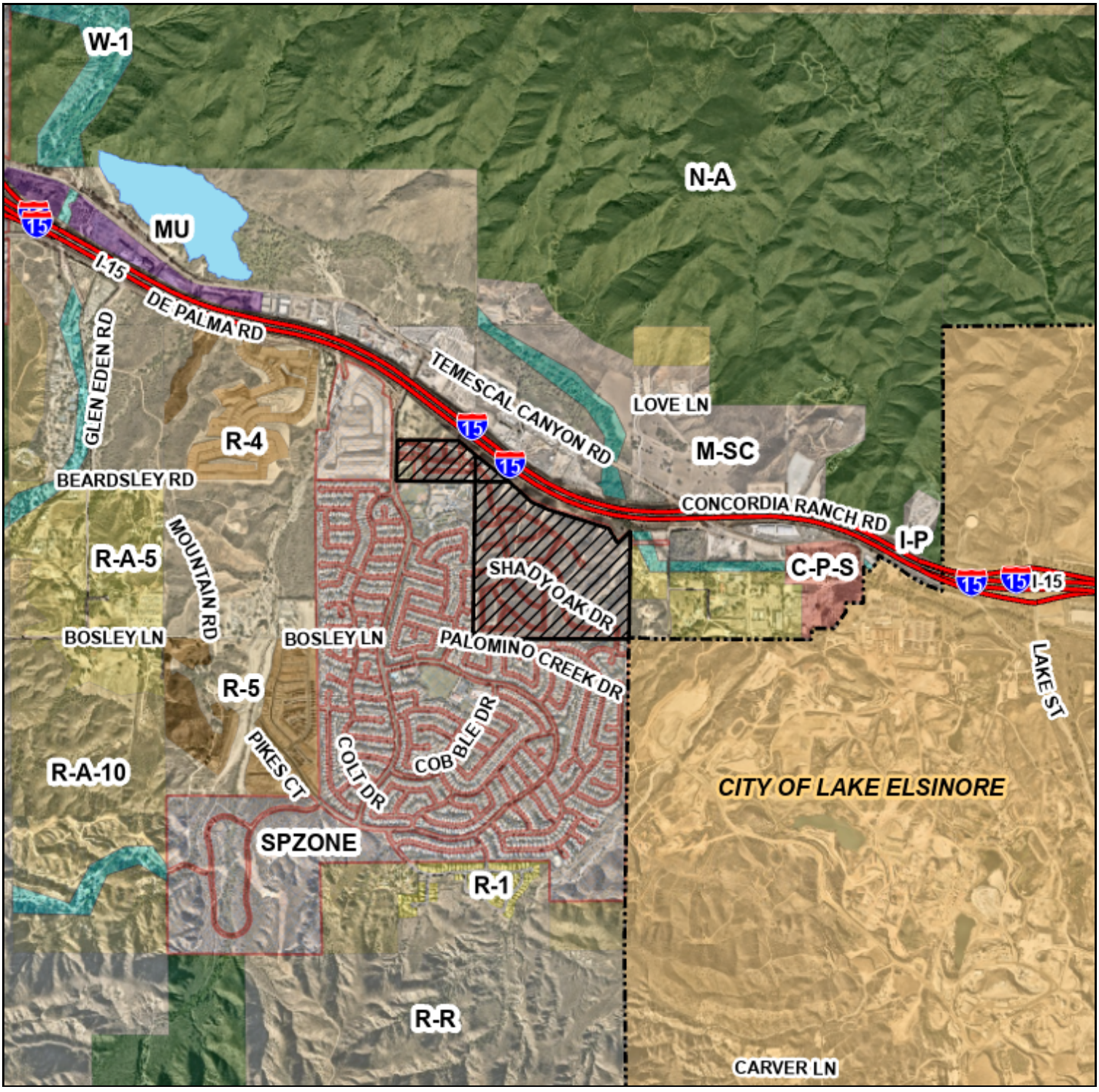
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 11-10-2025
Exhibit: 2



Zoning Area/District: ALBERHILL

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RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

LAND USE

Supervisor:KAREN SPIEGEL
District: 2

Date: 11-10-2025
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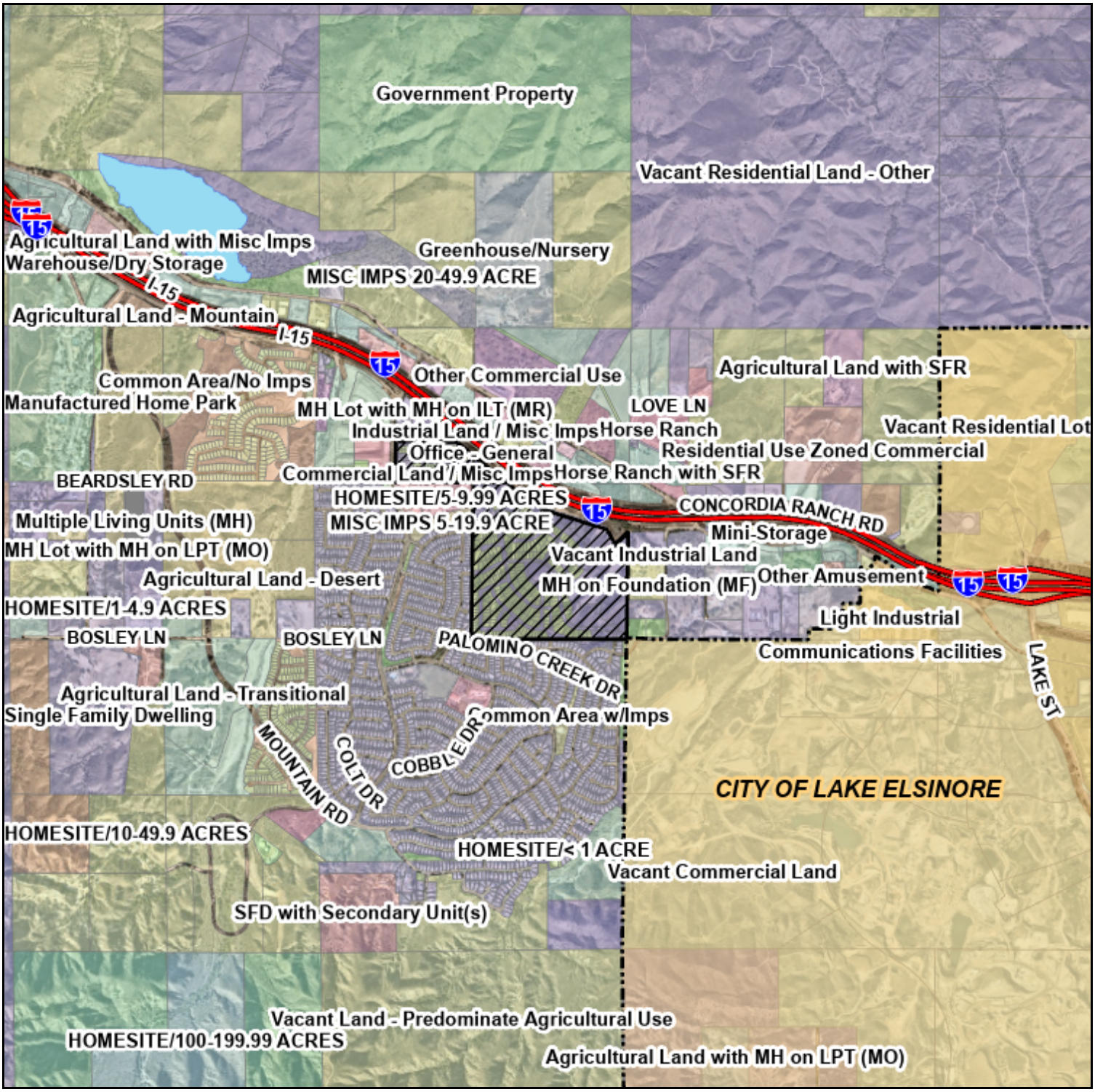

Zoning District: ALBERHILL

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RIVERSIDE COUNTY PLANNING DEPARTMENT

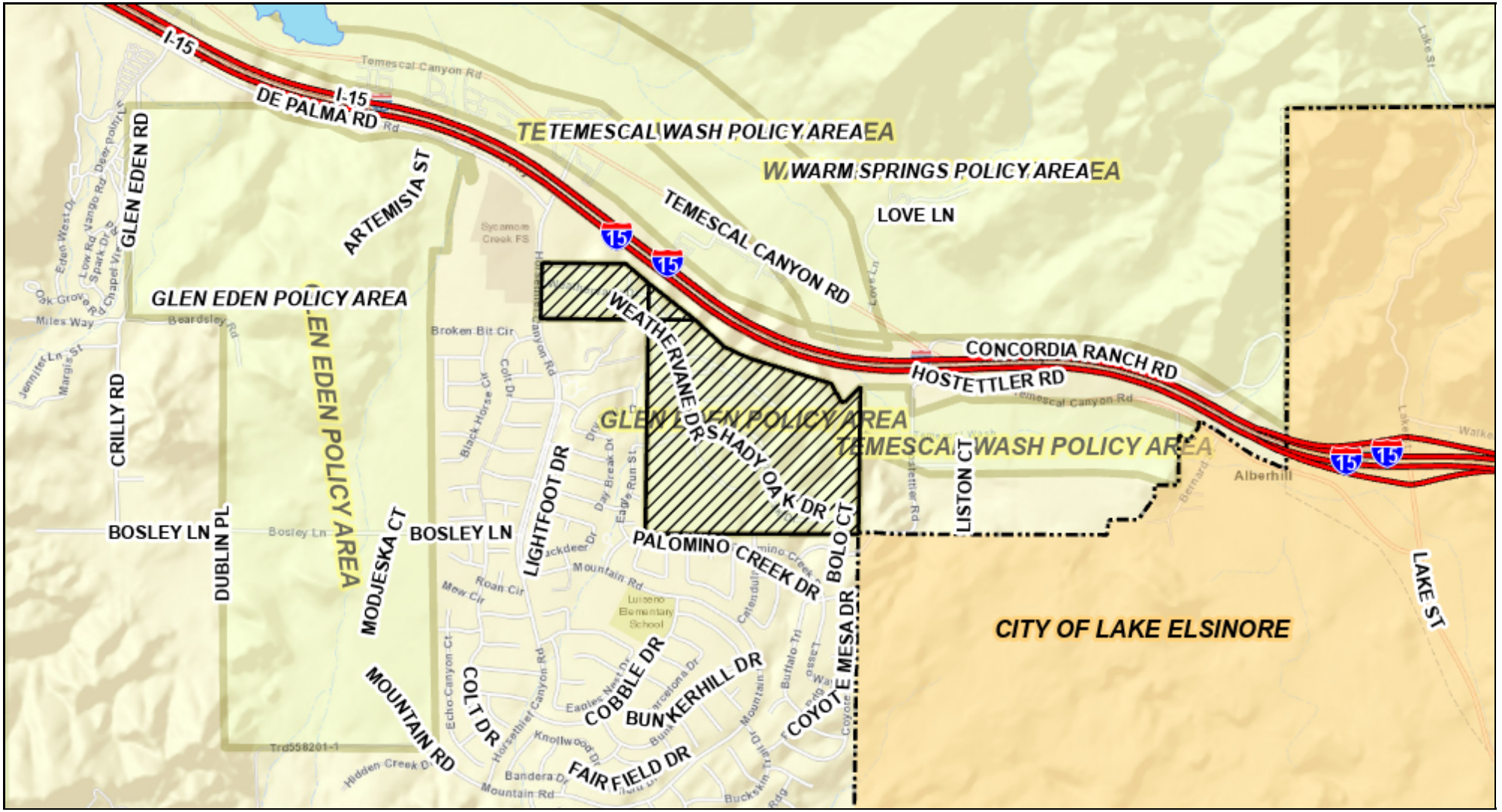
SP00333

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 11-10-2025



Zoning Area/District: ALBERHILL

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RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 11-10-2025
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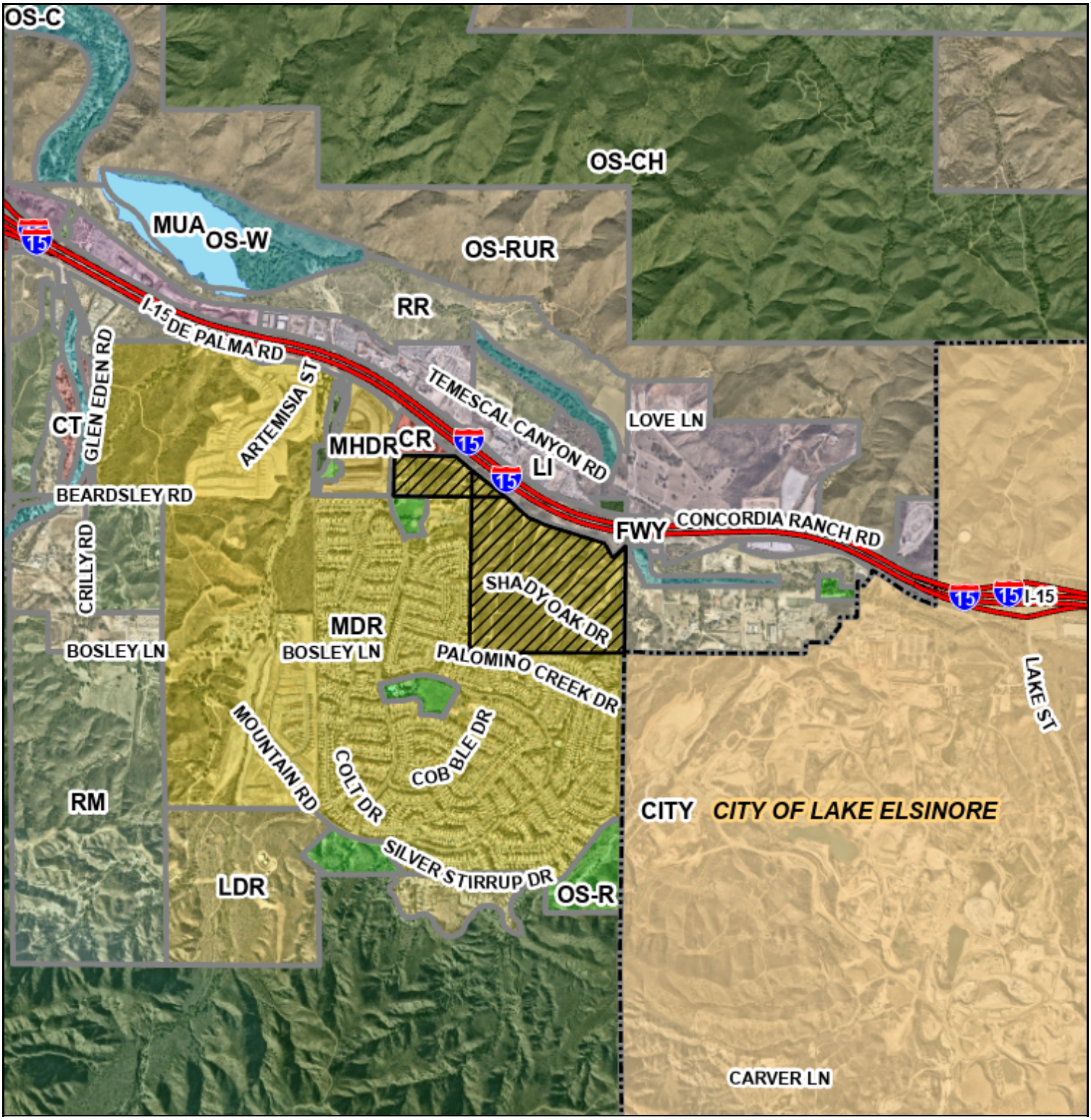

Zoning Area/District: ALBERHILL

Author:

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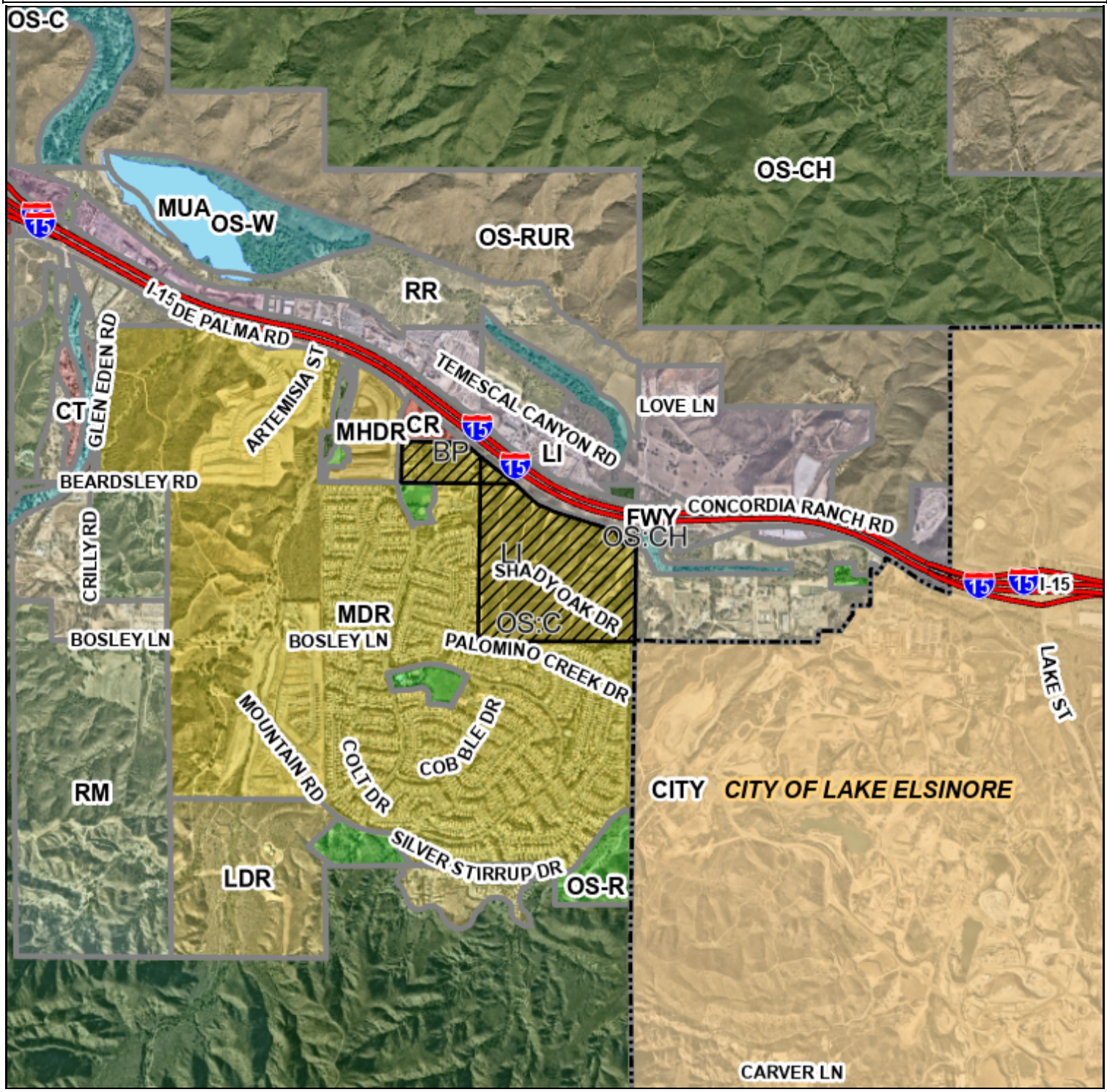
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

Supervisor: KAREN SPIEGEL
District: 2

PROPOSED GENERAL PLAN

Date: 11-10-2025
Exhibit: 6



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RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

EXISTING ZONING

Supervisor: KAREN SPIEGEL
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Date: 11-10-2025
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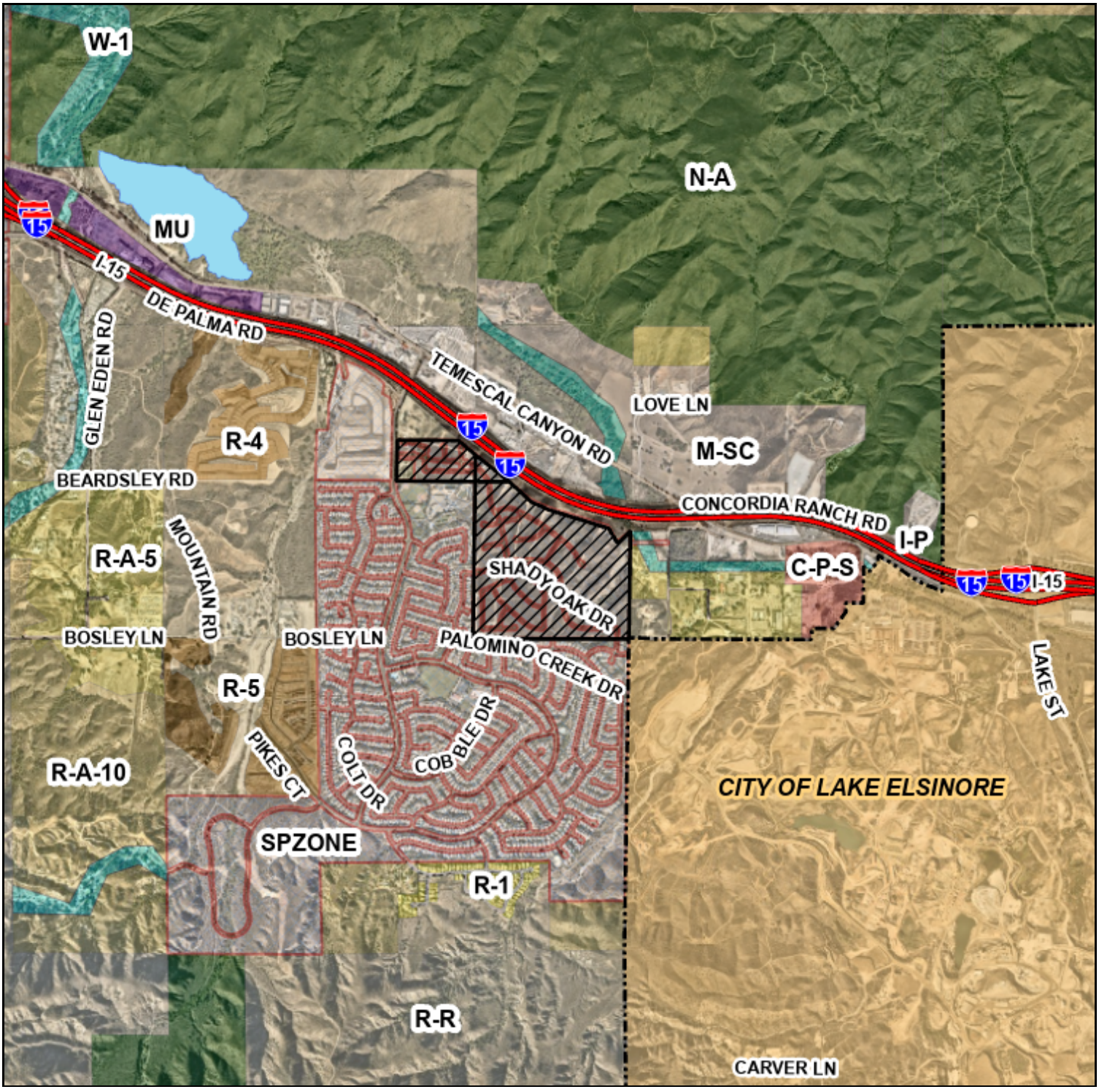

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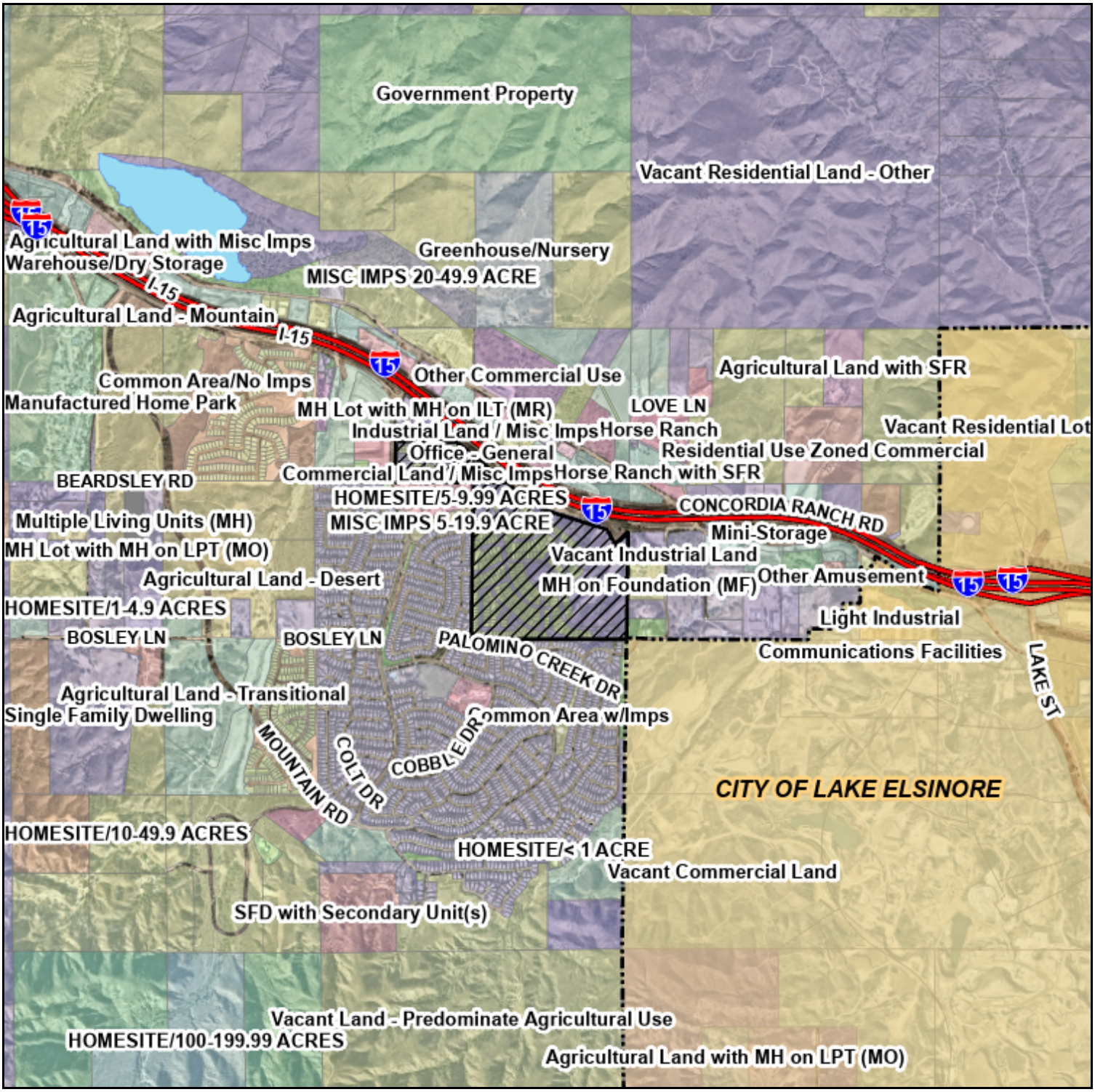
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

LAND USE

Supervisor:KAREN SPIEGEL
District: 2

Date: 11-10-2025
Exhibit: 1



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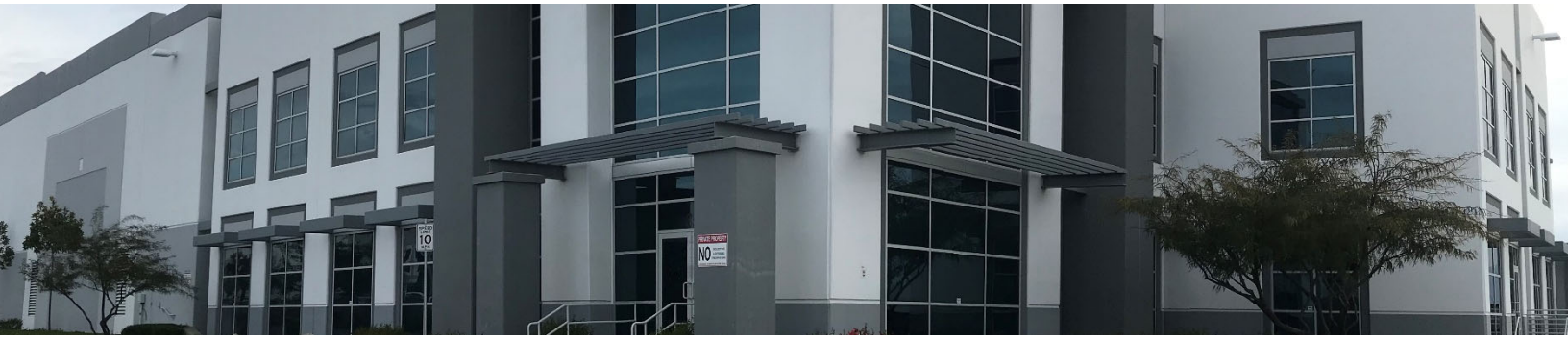
RENAISSANCE RANCH

COMMERCE CENTER



SPECIFIC PLAN NO. 333, AMENDMENT NO. 1 (SP333A1)

COUNTY OF RIVERSIDE

PUBLIC HEARING DRAFT | January 2026

RENAISSANCE RANCH
COMMERCE CENTER

SPECIFIC PLAN NO. 333, AMENDMENT NO. 1
SP333A1

COUNTY OF RIVERSIDE

PUBLIC HEARING DRAFT | JANUARY 2026

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TABLE OF CONTENTS

CHAPTER 1 | INTRODUCTION

1.1.	Project Summary	1-2
1.2.	Project Location	1-3
1.3.	Existing Site Characteristics	1-3
1.4.	Surrounding Land Uses and Development	1-3
1.5.	Project History	1-3
1.6.	Document Purpose	1-4
1.7.	Specific Plan Format	1-4
1.8.	Relationship to Riverside County General Plan	1-9
1.8.	Planning Approach	1-10
1.9.	MSHCP	1-10
1.10.	Specific Plan Goals	1-11
1.11.	Discretionary Actions and Approvals	1-12

CHAPTER 2 | DEVELOPMENT PLAN

2.1.	Land Use Plan	2-2
2.2.	Land Use and Development Standards	2-6
2.3.	Circulation Plan	2-8
2.4.	Potable Water Plan	2-15
2.5.	Recycled Water Plan	2-18
2.6.	Sewer Plan	2-20
2.7.	Drainage and Water Quality Plan	2-22
2.8.	Grading Plan	2-25
2.9.	Open Space Plan	2-28
2.10.	Fire Protection Plan	2-30

TABLE OF CONTENTS

CHAPTER 3 | DEVELOPMENT STANDARDS

3.1.	Planning Area Development Standards	3-3
3.1.1.	*Planning Area 1 - Business Park (BP)*	*3-3*
3.1.2.	*Planning Area 2 – Light Industrial (LI)*	*3-7*
3.1.3.	*Planning Areas 3 & 4 – Open Space-Conservation*	*3-11*
3.1.4.	*Planning Area 5 & 6 – Open Space-Conservation Habitat*	*3-12*

CHAPTER 4 | DESIGN GUIDELINES

4.1.	Purpose and Intent	4-2
4.2.	Design Theme	4-3
4.3.	Specific Plan-Wide Design Guidelines	4-3
4.4	Architectural Design Guidelines	4-3
4.5	Supplemental Guidelines for LI & BP Uses	4-13
4.6	Landscape Design Guidelines	4-14
4.6.1.	*Plant Palette*	*4-16*
4.6.2.	*Prohibited Plant Species*	*4-21*
4.6.3.	*Irrigation*	*4-28*
4.6.4.	*Monumentation*	*4-28*
4.6.5.	*Streetscapes*	*4-29*
4.6.6.	*Walls and Fences*	*4-36*
4.6.7.	*Landscape Interfaces*	*4-40*

CHAPTER 5 | IMPLEMENTATION PLAN

5.1.	Implementation of SP333, A1	5-2
5.2.	Modifications to the Specific Plan	5-3
5.3.	Conceptual Implementation Plan	5-4
5.4	Maintenance Plan	5-6

SPECIFIC PLAN FIGURES

Figure	Title	Page
Figure 1-1	Regional Map	1-5
Figure 1-2	Vicinity Map	1-6
Figure 1-3	USGS Topographic Map	1-7
Figure 1-4	Surrounding Land Uses	1-8
Figure 2-1	Conceptual Land Use Plan	2-4
Figure 2-2	Circulation Plan	2-12
Figure 2-2A	Freeway Connectivity	2-13
Figure 2-3	Roadway Cross-Sections	2-14
Figure 2-4	Conceptual Potable Water Plan	2-17
Figure 2-5	Conceptual Recycled Water Plan	2-19
Figure 2-6	Conceptual Sewer Plan	2-21
Figure 2-7	Conceptual Drainage and Water Quality Plan	2-24
Figure 2-8	Conceptual Grading Plan	2-27
Figure 3-1	Planning Area 1	3-6
Figure 3-2	Planning Areas 2, 3, 4, 5, & 6	3-10
Figure 4-1	Master Landscape Plan	4-15
Figure 4-2	Conceptual Entry Plant Palette	4-24
Figure 4-3	Conceptual Transitional Plant Palette	4-25
Figure 4-4	Conceptual Open Space-Conservation Plant Palette	4-26
Figure 4-5	Conceptual Bioswales/Basins Plant Palette	4-27
Figure 4-6	Conceptual Primary Monumentation	4-31
Figure 4-7	Conceptual Light Industrial/Business Park Monumentation	4-32
Figure 4-8	Conceptual Street 'A' Streetscape (1 of 2)	4-33
Figure 4-8	Conceptual Street 'A' Streetscape (2 of 2)	4-34
Figure 4-9	Conceptual Local Street Streetscape	4-35
Figure 4-10	Conceptual Wall and Fence Details	4-38
Figure 4-11	Conceptual Wall and Fence Plan	4-39
Figure 4-12	Interface #1 - Business Park to Off-Site Service Yard (North)	4-43
Figure 4-13	Interface #2 - Business Park to Off-Site Residential (West)	4-44
Figure 4-14	Interface #3 – Business Park to Off-Site Park (South)	4-45
Figure 4-15	Interface #4 - Business Park to Interstate 15	4-46
Figure 4-16	Interface #5 – Light Industrial to Off-Site Residential (West)	4-47
Figure 4-17	Interface #6 – Light Industrial to Off-Site Residential (South)	4-48
Figure 4-18	Interface #7 – Light Industrial to Open Space	4-49
Figure 4-19	Interface #8 – Light Industrial to Open Space Conservation and Open Space	4-50

SPECIFIC PLAN TABLES

Table	Title	Page
Table 2-1	Land Use Statistical Summary	2-3
Table 4-1	Plant Palette	4-18
Table 5-1	Maintenance Responsibilities	5-6

INTRODUCTION

1

CHAPTER ONE establishes the goals and purposes of this Specific Plan, its physical context, its relationship to other regulations and planning documents, and its development goals.

1.1 || PROJECT SUMMARY

1.2 || PROJECT LOCATION

1.3 || EXISTING SITE CHARACTERISTICS

1.4 || SURROUNDING LAND USES & DEVELOPMENT

1.5 || PROJECT HISTORY

1.6 || DOCUMENT PURPOSE

1.7 || SPECIFIC PLAN FORMAT

1.8 || RELATIONSHIP TO THE RIVERSIDE COUNTY GENERAL PLAN

1.9 || PLANNING APPROACH

1.10 || MULTIPLE SPECIES HABITAT CONSERVATION PLAN

1.11 || SPECIFIC PLAN GOALS

1.12 || DISCRETIONARY ACTIONS AND APPROVALS

RENAISSANCE RANCH
COMMERCE CENTER

CHAPTER 1 | INTRODUCTION

1.1 PROJECT SUMMARY

Located on 157.03 acres within the Elsinore Area Plan portion of unincorporated Riverside County, the RENAISSANCE RANCH COMMERCE CENTER Specific Plan creates a modern, Light Industrial and Business Park development while preserving open space. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan is designed to attract economic investment to this portion of the County of Riverside while creating job opportunities for local County residents. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan provides for a maximum of 1,820,808 square feet (s.f.) of Light Industrial and Business Park land uses on 83.44 acres, along with 11.31 acres of Open Space – Conservation land uses. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan preserves 58.88 acres of open space to be dedicated to the Regional Conservation Authority (RCA), pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The mix of land uses established by the Specific Plan is projected to attract new businesses with the establishment of new light industrial, light manufacturing, research, and professional services to the Elsinore Area.

Decentralizing jobs throughout the County improves the jobs-to-housing balance in this portion of the County, reduces commute times for County residents by avoiding the need to commute to Los Angeles, Orange County, and San Diego, and contributes to the County's tax base.

The northern boundary of RENAISSANCE RANCH COMMERCE CENTER Specific Plan abuts the Interstate 15 Freeway, 1.7 miles north of the Lake Street and I-15 interchange, and 2.0 miles south of the Indian Truck Trail and I-15 interchange. The project is located approximately 70 miles east of the Ports of Long Beach and Los Angeles, which are major gateways to international trade to the west of the site.

This Specific Plan document directs development of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan by establishing land use designations, infrastructure plans, development standards, and design guidelines addressing building placement, architectural style, landscaping and other project elements. Comprehensive design elements enhance visual interest, thematic unity, and compatibility through the consistent use of complementary exterior building materials, colors, and façade treatments. In addition, a landscaping program for the entire RENAISSANCE RANCH COMMERCE CENTER Specific Plan ties together the hardscape and softscape elements of the built environment to create a cohesive visual character which blends this employment center into the surrounding area. De Palma Road, Temescal Canyon Road, and Horsethief Canyon Road provide local

access to the RENAISSANCE RANCH COMMERCE CENTER Specific Plan and serve as important components of the area's local circulation system. Street "A" within RENAISSANCE RANCH COMMERCE CENTER provides an 8-foot-wide Community Trail to offer residents in the area with pedestrian and trail connectivity between Horsethief Canyon Road and Calendula Street. The Specific Plan ensures that necessary roads, utilities, landscape elements, and other infrastructure facilities are installed to accommodate the needs of the RENAISSANCE RANCH COMMERCE CENTER at build-out. Master-planned infrastructure constructed to support the project both on-site and off-site include domestic water, wastewater, recycled water, and drainage systems.

1.2 PROJECT LOCATION

As illustrated on Figure 1-1, *Regional Map*, the RENAISSANCE RANCH COMMERCE CENTER is located in the Elsinore Area Plan of Riverside County, approximately 9 miles north of the City of Lake Elsinore, and approximately 15 miles south of the City of Corona. Regional access to the RENAISSANCE RANCH COMMERCE CENTER is provided via I-15, from the Lake Street interchange located approximately 1.9 miles to the south of the site, and from the Indian Truck Trail interchange located approximately 2.8 miles to the north of the site. RENAISSANCE RANCH COMMERCE CENTER is north of Palomino Creek Drive, and west of the Hostettler Road. As illustrated on Figure 1-2, *Vicinity Map*, primary truck and automobile access to the RENAISSANCE RANCH COMMERCE CENTER is provided from Horsethief Canyon Road, Temescal Canyon Road, and De Palma Road. Emergency Vehicle Access is provided from the Calendula Street extension at the southern edge of the COMMERCE CENTER (truck access is prohibited from Calendula Street, except in the event of a fire emergency).

1.3 EXISTING SITE CHARACTERISTICS

At the time that this Specific Plan was prepared (2023), the site consisted of vacant land. Approximately 58.88 acres in the northeastern portion of the Specific Plan area is mapped within the MSHCP Criteria Area, which has been dedicated to the RCA through the approved Specific Plan's Habitat Acquisition and Negotiation Strategy (HANS) application. As illustrated on Figure 1-3, *USGS Topographic Map*, the Specific Plan property descends at a moderate gradient, generally in a northeasterly direction and is characterized by ridges and canyons. Pre-development site elevations range from approximately 1,200 feet above mean sea level (amsl) near the Specific Plan's northern boundary and to approximately 1,420 feet amsl near the Specific Plan's southwestern boundary.

1.4 SURROUNDING LAND USES AND DEVELOPMENT

As illustrated on Figure 1-4, *Surrounding Land Uses,* Horsethief Canyon Park, the Horsethief Wastewater Treatment Plant, and the existing Horsethief Canyon Ranch Specific Plan (SP152) abut the RENAISSANCE RANCH COMMERCE CENTER's western and southern boundaries. A residential portion of the Horsethief Canyon Ranch Specific Plan is located at the southwestern corner of De Palma Road and Horsethief Canyon Road, directly across from the projects' primary entrance. The Horsethief Canyon Ranch Community and Recreation Center is located approximately 0.5-mile south of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. The northern boundary of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan is formed by the I-15 Freeway, with Industrial land uses and the Temescal Wash located on the northern side of I-15.

1.5 PROJECT HISTORY

In January 2005, the County of Riverside Board of Supervisors approved the RENAISSANCE RANCH Specific Plan No. 333 (SP333), and certified its Environmental Impact Report (SCH No. 333). The approved 156.9-acre Specific Plan provided a maximum of 355 dwelling units with an overall gross density of 2.3 dwelling units per acre, 98.7 acres of Medium Density Residential land uses, and 58.2 acres of non-residential land uses, including a 4.3-acre Community Park, 2.0-acre Pocket Park, 27.1 acres of Open Space/Conservation (MSHCP area), and 25.7 acres of Open Space/Drainage. In June 2005, TR31210 and TR31485 were approved by the County of Riverside Board of

Supervisors to subdivide the Specific Plan property. Both Tentative Tract Map(s) have been subsequently processed through the Final Map stages, however, the development has not been constructed and remains vacant. This RENAISSANCE RANCH COMMERCE CENTER Specific Plan is Amendment #1 to the approved RENAISSANCE RANCH SPECIFIC PLAN No. 333 (SP333).

1.6 DOCUMENT PURPOSE

Authorized by the California Government Code § 65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the County of Riverside with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the County's adopted General Plan.

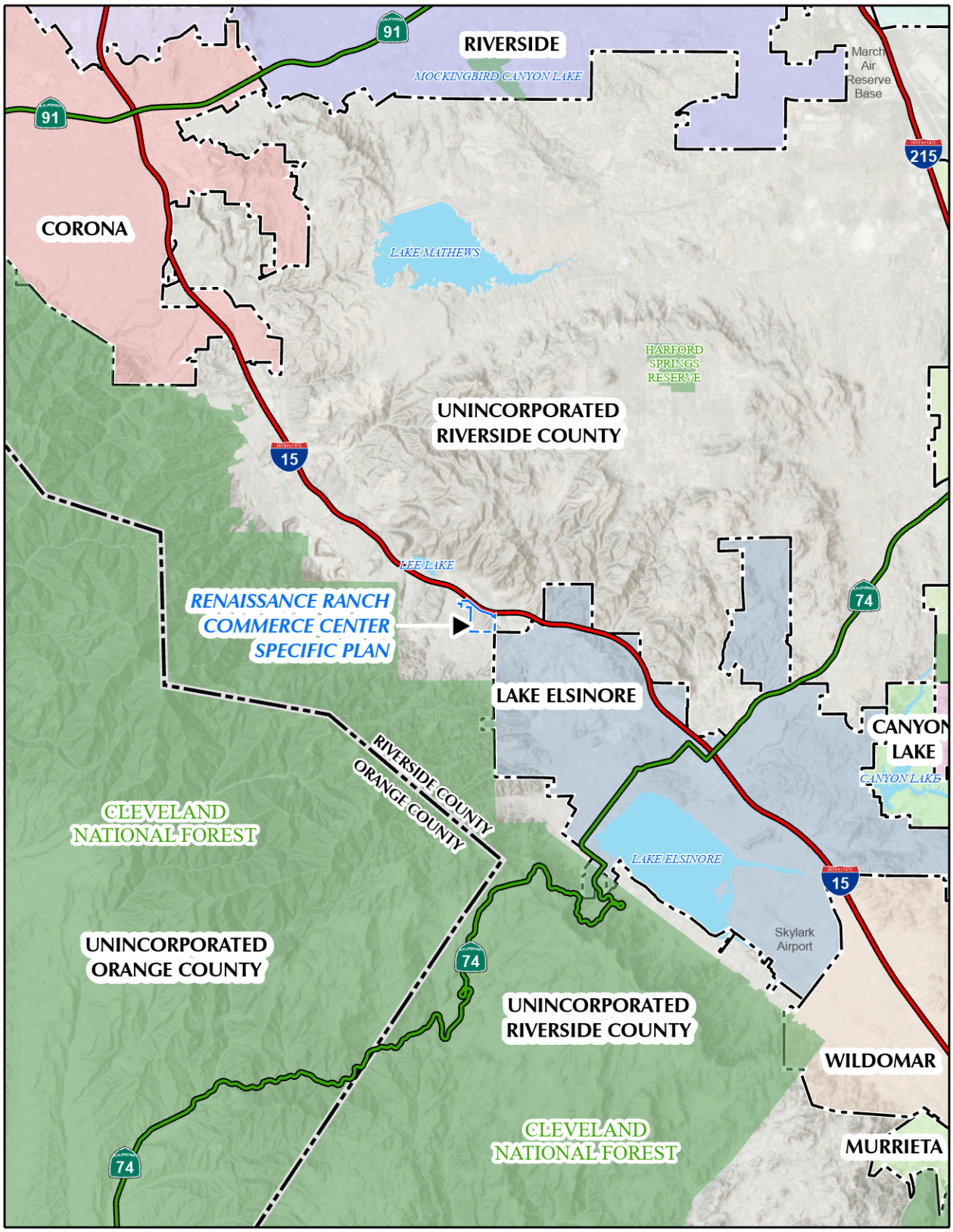
The RENAISSANCE RANCH COMMERCE CENTER Specific Plan (together with the Specific Plan Zoning Ordinance) establishes standards for the development of a master planned employment center in the County of Riverside. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as Design Guidelines that are intended to provide for creativity in architecture, landscaping, and building arrangements, as future implementing projects develop within the Specific Plan. All future implementing actions (Development Plans, Tract Maps, Plots Plans, Conditional Use Permits, Site Plans, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations, unless directed and approved by the Planning Director. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be found invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

1.7 SPECIFIC PLAN FORMAT

This RENAISSANCE RANCH COMMERCE CENTER Specific Plan is divided into the following sections: 1) Introduction; 2) Development Plan; 3) Development Standards; 4) Design Guidelines; and 5) Implementation Plan.

This RENAISSANCE RANCH COMMERCE CENTER Specific Plan has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required content of a Specific Plan, and mandate consistency with the General Plan. According to § 65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

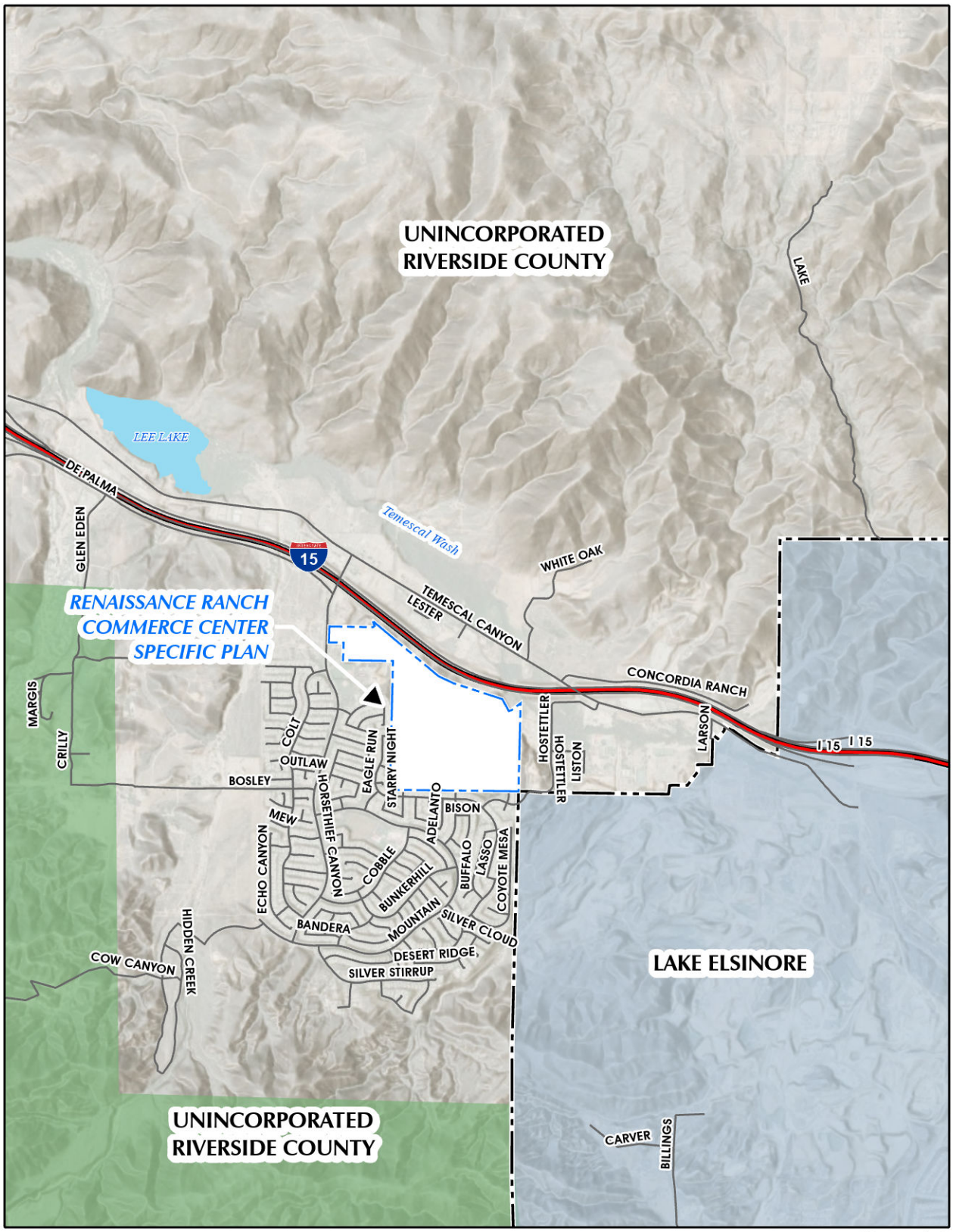
- The description, location, and extent of the uses of land within the area covered within the Specific Plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specifications above; and
- A statement of the Specific Plan's relationship to the General Plan.



Source(s): Esri, RCIT (2023)

Figure 1-1

Regional Map



Source(s): Esri, RCIT (2023)

Figure 1-2

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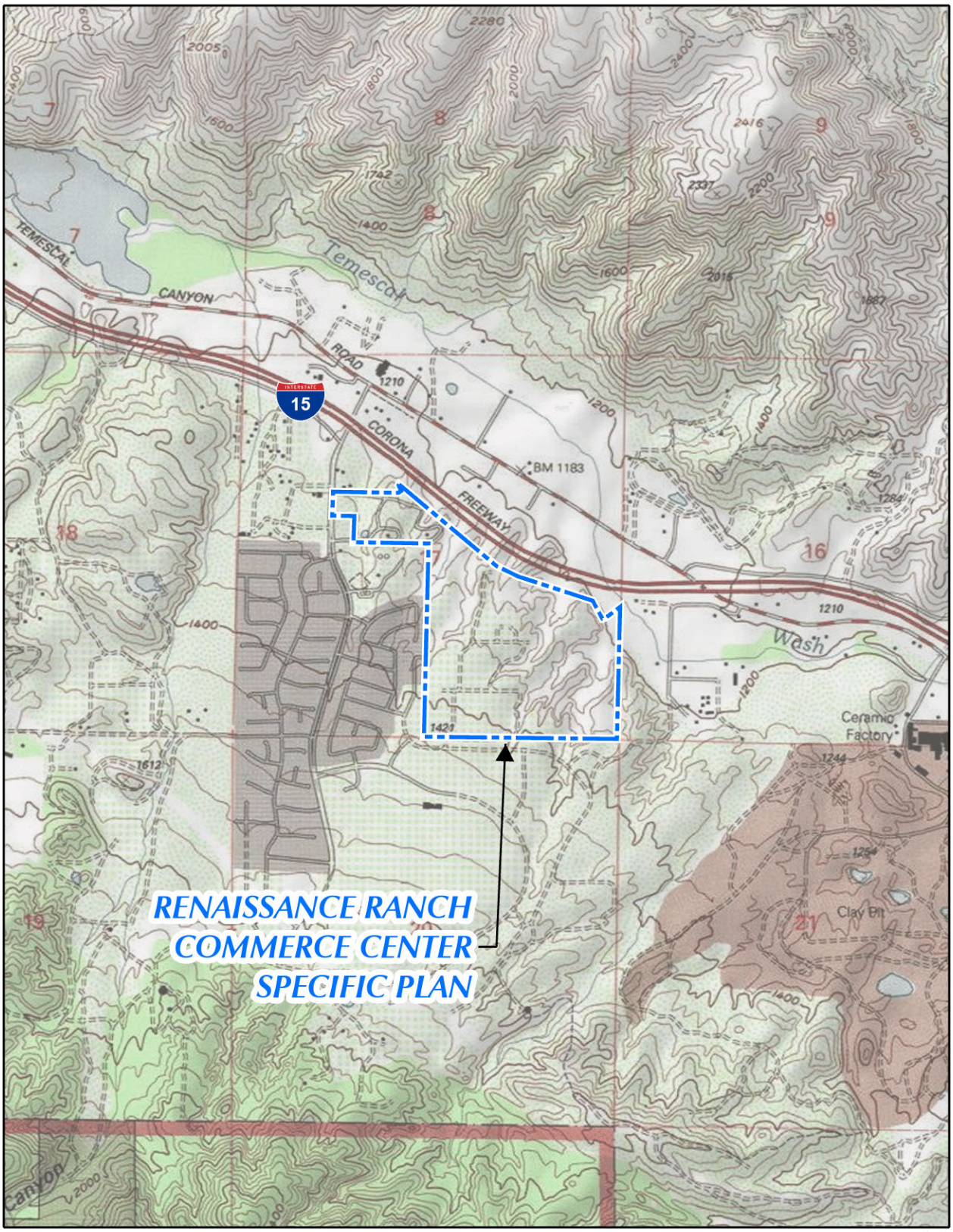
Vicinity Map



Source(s): USGS (2013)

Figure 1-3

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USGS Topographic Map

Source(s): ESRI, Nearmap Imagery (January 2023)

Figure 1-4

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Feet

Surrounding Land Uses

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscaped design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the RENAISSANCE RANCH COMMERCE CENTER Specific Plan provides a means of implementing and detailing the County's General Plan and tailoring its' policies to the subject property. In this regard, all future development plans or other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, the adopted Zoning Ordinance, and all applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision for infrastructure improvements. RENAISSANCE RANCH COMMERCE CENTER Specific Plan also ensures that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

1.8 RELATIONSHIP TO RIVERSIDE COUNTY GENERAL PLAN

This Specific Plan defines the methods and requirements for development of the RENAISSANCE RANCH COMMERCE CENTER to ensure that applicable policies from Riverside County General Plan and Elsinore Area Plan are implemented and, also, to ensure that development envisioned by this Specific Plan is consistent with applicable provisions of General Plan. The General Plan sets forth long-term goals for the County's growth and development as mandated by State law, covering topics of land use, housing, parks and recreation, environmental resources, community economics, safety, mobility, community design, and social resources. The Specific Plan's consistency with the General Plan and Elsinore Area Plan policies are discussed below.

Riverside County's Vision for Transportation *is to ensure that "strategies of local job creation, housing and child day care centers coupled with improvements to the transportation system, allow Riverside County residents to have access to a wide range of job opportunities within reasonable commute times" (p. V-15).*

Land Use Element Policy 30.4 - *"Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors."*

> The RENAISSANCE RANCH COMMERCE CENTER implements the Riverside County Vision for Transportation and is consistent with LU Policy 30.4 because the RENAISSANCE RANCH COMMERCE CENTER Specific Plan establishes the General Plan designations (Light Industrial and Business Park) necessary to create a significant local employment center within Riverside County and the Elsinore Area Plan, and provide County residents with access to a wide range of job opportunities. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan establishes this local employment center along Interstate 15, thereby providing County residents with access to a wide range of job opportunities within reasonable commute times and improve the County's housing-to-jobs ratio. In addition, the RENAISSANCE RANCH COMMERCE CENTER contributes to a reduction in average commute times, and thus a reduction in the number of vehicle miles travelled in the County, and contributes to reductions in the impacts Air Quality and Greenhouse Gases by reducing motor vehicle pollutants.

General Plan Statement - Page LU-62 of the Land Use Element *- "Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided."*

Land Use Element Policy 30.1 *- "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps."*

The RENAISSANCE RANCH COMMERCE CENTER is consistent with Land Use Element Policy 30.1 and the statement on page LU-62 because the RENAISSANCE RANCH COMMERCE CENTER Specific Plan provides for the development of Light Industrial uses, and Business Park uses, uses and would thereby promote economic growth by providing jobs for local and County workforce. The diversity in land uses provided by SP333-A1 attracts existing businesses and encourages the development of new industrial, manufacturing, research and development, and professional businesses to the Elsinore Area Plan, and improves the County's tax base.

ELAP Policy 17.1 – *"Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element."*

The RENAISSANCE RANCH COMMERCE CENTER is consistent with ELAP Policy 17.1 because SP333-A1 preserves the on-site natural MSHCP open space area by designating Planning Areas 5 and 6 as "Open Space – Conservation Habitat" (OS-CH) to preserve the natural drainage corridor associated with the Temescal Wash, consistent with the MSHCP.

1.9 PLANNING APPROACH

The RENAISSANCE RANCH COMMERCE CENTER Specific Plan was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the County, land planners, civil engineers, environmental resource specialists, historians, architects, landscape architects, geotechnical specialists, hydrology specialists, and market analysts. This team worked together to create a comprehensive development plan for the approximately 157.03-acre site, which provides land uses that take advantage of the site's proximity to access to I-15, and responds to economic trends in the County of Riverside. The team also took great care to ensure that the development plan is consistent with the Intent, Goals and Policies set forth by the County of Riverside General Plan.

1.10 MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Western Riverside County MSHCP, which was adopted by the County on June 17, 2003, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats. As part of determining an appropriate land use design for the site, the approved RENAISSANCE RANCH SPECIFIC PLAN was subject to thorough review by the RCA through its HANS. A portion of the Specific Plan area is mapped within the MSHCP Criteria Area, the RCA was required to review the Specific Plan's HANS application and determine if the was consistent with applicable MSHCP reserve design criteria. Per HANS Application No. HANS00206, the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN permanently conserves 58.88 acres of open space

along the site's eastern and northern boundaries, and the design respects the limits of development established in HANS Application No. HANS00206 for the approved Specific Plan.

1.11 SPECIFIC PLAN GOALS

A wide range of key issues were reviewed, analyzed and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County General Plan goals, and local community goals were all considered during the planning process. Planning and development goals for the Specific Plan have been established to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan. With these specific goals in mind, the following goals have been established for the RENAISSANCE RANCH COMMERCE CENTER Specific Plan:

- Provide for the development of a state-of-the-art commerce center that accommodates light industrial and business park land uses, preserve the existing MSHCP areas on-site, and recognizes the proximity of residential land uses by providing appropriate landscaping, buffering, and screening.

- Anticipate market demand by providing a mixture of light industrial and business park land uses in a master-planned commerce center that would be marketable and financially profitable within the evolving economic profile of western Riverside County.

- Provide a mix of light industrial and business park uses that create new job opportunities and reduce the need County residents to commute outside of Riverside County for employment.

- Locate businesses that rely on transportation efficiency in an area of the Elsinore Area Plan offering convenient access to the local and regional transportation network.

- Identify capital improvements for domestic water, recycled water, sewer, storm drain, and circulation facilities that serve planned land uses within and adjacent to the RENAISSANCE RANCH COMMERCE CENTER.

- Establish a unified thematic concept for the RENAISSANCE RANCH COMMERCE CENTER through design elements such as architecture, monumentation, theme walls, landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.

- Create a project-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment, while minimizing the demand for water resources.

1.12 DISCRETIONARY ACTIONS AND APPROVALS

This Specific Plan has been prepared under the authority of the Riverside County Planning Department, which is also the Lead Agency for the RENAISSANCE RANCH COMMERCE CENTER's approvals. This document will be used by the County in connection with the following decisions:

RIVERSIDE COUNTY PLANNING COMMISSION

- Recommendation to the Board of Supervisors regarding adoption of Amendment #1 to Specific Plan No. 333 (SP333-A1) by Resolution.
- Recommendation to the Board of Supervisors regarding approval of General Plan Amendment No. 200004 (GPA 200004) by Resolution.
- Recommendation to the Board of Supervisors regarding approval of Change of Zone No. 2000016 (CZ 2000016) by Ordinance.
- Recommendation to the Board of Supervisors regarding certification of the Project EIR (CEQ 200059).

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- Adoption by Resolution of Amendment #1 to Specific Plan No. 333 (SP 333-A1).
- Adoption by Resolution of General Plan Amendment No. 200004 (GPA 200004).
- Approval by Ordinance of Change of Zone No. 2000016 (CZ 2000016).
- Certification of the Project EIR (CEQ 2000059).

Subsequent discretionary actions may include, but not be limited to, Final Maps, Conditional Use Permits, Site Plans, Plot Plans, Parcel Maps, Use Permits, Grading Permits, water and sewer system approvals, encroachment permits, and state and federal resource agency permits and approvals.

DEVELOPMENT PLAN

2

CHAPTER TWO provides descriptions of the RENAISSANCE RANCH COMMERCE CENTER Land Use Plan, the vehicular and non-vehicular circulation systems, and the plans for infrastructure including, but not limited to potable water, recycled water, sewer, drainage and water quality, and grading.

2.1 || LAND USE PLAN

2.2 || CIRCULATION PLAN

2.3 || POTABLE WATER PLAN

2.4 || RECYCLED WATER PLAN

2.5 || SEWER PLAN

2.6 || DRAINAGE AND WATER QUALITY PLAN

2.7 || GRADING PLAN

2.8 || OPEN SPACE PLAN

2.9 || FIRE PROTECTION PLAN

RENAISSANCE RANCH
COMMERCE CENTER

CHAPTER 2 | DEVELOPMENT PLAN

2.1 LAND USE PLAN

2.1.1. DEVELOPMENT CONCEPT

The RENAISSANCE RANCH COMMERCE CENTER Specific Plan provides for the development of a modern, Light Industrial and Business Park development on approximately 157.03 acres. Complemented by a cohesive architectural and landscape design theme and within view of commuters along Interstate 15 (I-15), the RENAISSANCE RANCH COMMERCE CENTER establishes itself as a premier, state-of-the-art commerce center within the Elsinore Area Plan of unincorporated Riverside County.

With access to both the existing and planned major transportation network, the RENAISSANCE RANCH COMMERCE CENTER establishes a premier location and atmosphere designed to attract economic investment to this part of the County while also creating substantial employment opportunities for County residents. For local residents, employment opportunities close to home mean reduced or eliminated commutes, and an improved quality of life. The high-quality design of the RENAISSANCE RANCH COMMERCE CENTER includes amenities for employees and visitors, such as a sidewalk system, and outdoor gathering areas.

This RENAISSANCE RANCH COMMERCE CENTER Specific Plan provides a detailed Circulation Plan, which is organized to ensure efficient access to individual tenant areas. Street 'A' serves as the backbone road of the COMMERCE CENTER and provides vehicular access to the Light Industrial and Business Park uses. A system of pedestrian pathways, including Community Trails, curb-adjacent sidewalks, and walking paths provide for pedestrian circulation through the COMMERCE CENTER. The Community Trail within the COMMERCE CENTER provides trail and pedestrian connectivity between Horsethief Canyon Road and Calendula Street, and provides accessibility to existing trails located to the south and west within the Horsethief Canyon Ranch community.

An illustration of the RENAISSANCE RANCH COMMERCE CENTER Land Use Plan and statistical summary for each of the eight (8) Planning Areas is provided in Figure 2-1, *Land Use Plan*, and Table 2-1, *Land Use Plan Statistical Summary*.

2.1.2. LAND USE SUMMARY

This Specific Plan establishes four (4) General Plan Land Use Designations: Light Industrial (LI), Business Park (BP), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH). For planning purposes, the RENAISSANCE RANCH COMMERCE CENTER Specific Plan is divided into eight (8) Planning Areas. A "Planning Area" is a specific geographic area to which identified Development Standards and Zoning Requirements are uniformly applied.

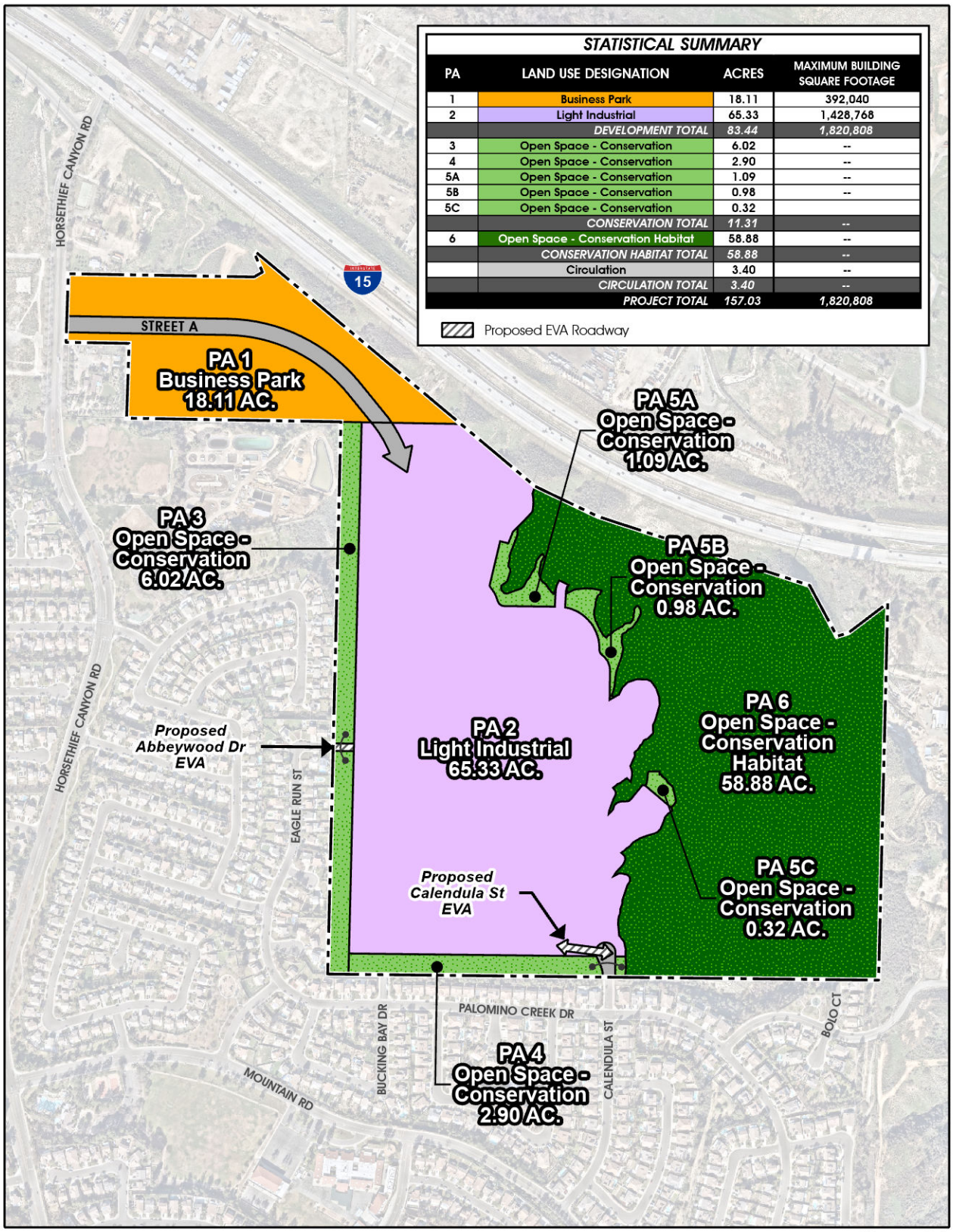
The RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN provides for a total maximum building space of 1,820,808 square feet and establishes: Light Industrial uses on approximately 65.33 acres with a maximum of 1,428,768 square feet of building space, Business Park uses on 18.11 acres with a maximum of 392,040 square feet of building space; 11.31 acres of Open Space-Conservation, and 58.88 acres of Open Space-Conservation Habitat.

Within the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN, 58.88 acres are conserved and protected as open space. This conservation area creates a visually-pleasing backdrop for the site while contributing to the MSHCP Reserve. The natural colors and materials associated with the Temescal Wash are emulated in the built environment of the RENAISSANCE RANCH COMMERCE CENTER through its use of building materials and a complementary architectural style. Additionally, the COMMERCE CENTER'S landscaping plan establishes a number of objectives to increase resource conservation, including the planting of water-efficient and drought-tolerant landscaping.

Table 2-1, *Land Use Plan Statistical Summary*, lists each Planning Area and their respective General Plan Land Use Designation, acreage, and maximum development intensity by General Plan Land Use Designation (maximum permitted building square footage). Refer to Chapter 3, *Development Standards,* for the Specific Plan Land Use and Development Standards applicable to each Planning Area. Figure 2-1, *Conceptual Land Use Plan*, depicts the physical arrangement of General Plan Land Uses, Planning Areas, and the major roadways within and abutting the RENAISSANCE RANCH COMMERCE CENTER.

Table 2-1 Land Use Plan Statistical Summary

PA	LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
1	Business Park	18.11	392,040
2	Light Industrial	65.33	1,428,769
3	Open Space-Conservation	6.02	N/A
4	Open Space-Conservation	2.90	N/A
5A	Open Space-Conservation	1.09	N/A
5B	Open Space-Conservation	0.98	N/A
5C	Open Space-Conservation	0.32	N/A
	Open Space-Conservation Subtotal	**11.31**	**N/A**
6	Open Space-Conservation Habitat	58.88	N/A
	Open Space-Conservation Habitat Subtotal	**58.88**	**N/A**
--	Circulation	3.40	N/A
	TOTAL	***157.03***	***1,820,808***



Source(s): Esri, Nearmap Imagery (January 2023), RCIT (2023)
Composite: K&A Engineering (11-14-2023)

Figure 2-1

Conceptual Land Use Plan

2.1.3. BUSINESS PARK (BP) – 18.11 ACRES

The RENAISSANCE RANCH COMMERCE CENTER is designed to accommodate Business Park land uses, which take advantage of the site's proximity to I-15. The Lake Street/I-15 interchange is located approximately 1.7 miles to the south of the site, and the Indian Truck Trail/I-15 interchange is located approximately 2.0 miles to the north of the site. Business Park land uses within Planning Area 1 account for 18.11 acres of the Specific Plan. Approximately 392,040 square feet of Light Industrial building space at a maximum FAR of 0.5 is permitted in Planning Area 1.

The Development Standards and Design Guidelines set forth in this Specific Plan and the Specific Plan Zoning Ordinance direct that the buildings in Planning Area 1 be arranged and designed in a contemporary manner, that the buildings be softened by landscaping, and that parking areas not be a dominating visual feature.

2.1.4. LIGHT INDUSTRIAL (LI) – 65.33 ACRES

The RENAISSANCE RANCH COMMERCE CENTER is designed to accommodate Light Industrial land uses, which take advantage of the site's proximity to I-15. The Lake Street/I-15 interchange is located approximately 1.7 miles to the south of the site, and the Indian Truck Trail/I-15 interchange is located approximately 2.0 miles to the north of the site. Light Industrial land uses within Planning Area 2 account for 65.33 acres of the Specific Plan. Approximately 1,428,768 square feet of Light Industrial building space at a maximum Floor Area Ratio (FAR) of 0.5 is permitted in Planning Area 2.

The Development Standards and Design Guidelines set forth in this Specific Plan and the Specific Plan Zoning Ordinance direct that the buildings in Planning Area 2 be arranged and designed in a contemporary manner, that the buildings be softened by landscaping, and that parking areas not be a dominating visual feature.

2.1.5. OPEN SPACE-CONSERVATION (OS-C) – 11.31 ACRES

Approximately 11.33 acres of Open Space – Conservation land uses are located within Planning Areas 3, 4, 5A, 5B and 5C of the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN. These Planning Areas are located along the COMMERCE CENTER'S western, eastern, and southern boundaries to provide a minimum 75-foot-wide landscape buffer between the Light Industrial land uses within Planning Area 2 and the (1) Open Space Conservation Habitat area within Planning Area 6 and (2) the off-site residential neighborhoods to the west and south. The minimum 75-foot wide landscape buffer provides landscaping, manufactured slopes, physical and visual buffering, and screening. The ultimate alignment of Street 'A' within Planning Area 2 will be determined with implementing project(s) and may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a width of at least 75 feet. Planning Areas 5A, 5B, and 5C are transitional and restoration open space areas that may be conveyed to the RCA.

2.1.6. OPEN SPACE-CONSERVATION HABITAT (OS-CH) – 58.88 ACRES

Approximately 58.88 acres of Open Space – Conservation Habitat land uses are located within Planning Area 6 of the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN. Pursuant to the Western Riverside County MSHCP, this area, concentrated along the eastern and northern portions of the Specific Plan is intended to be conveyed to the RCA as part of the MSHCP Reserve in order to maintain this habitat in its natural condition.

2.2. LAND USE AND DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan area, Development Standards have been prepared for each Planning Area to facilitate the efficient implementation of development (refer to Chapter 3, *Development Standards*). In addition to these specific standards, Specific Plan-wide Development Standards also have been prepared to address the unique circumstances within each Planning Area. The Community-wide Standards are as follows:

1. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan shall be developed as a Commerce Center containing Light Industrial, Business Park, Open Space-Conservation, and Open Space-Conservation Habitat on 157.03 acres.
2. The RENAISSANCE RANCH COMMERCE CENTER Specific Plan shall be developed with a maximum of 1,820,808 square feet of building area.
3. The Permitted Uses and Development Standards of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan are established in Chapter 3, *Development Standards*, and the Specific Plan Zoning Ordinance, and will be further defined by Specific Plan Objectives, the Specific Plan Design Guidelines, and future detailed development implementation proposals, including Subdivisions, Plot Plans, Use Permits, and/or Conditional Use Permits.
4. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained in the County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.
5. Except as modified by this Specific Plan, the Specific Plan Zoning Ordinance, or as approved by the Planning Director, development of the property shall be in accordance with the mandatory requirements of all County of Riverside ordinances.
6. Prior to issuance of a building permit for construction of any new use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the Planning Department verifying that all pertinent conditions of this Specific Plan approval have been satisfied for the phase of development in question.
7. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each Parcel Map, Site Plan, Plot Plan, Change of Zone, Specific Plan Amendment, or any discretionary land use application required to implement this Specific Plan, unless such proposal is determined by the County, to be consistent with the project EIR (CEQ No. 200059) and does not require subsequent environmental review, or is exempt from the provisions of CEQA. Any required CEQA review shall be prepared as part of the review process for implementing projects.
8. Lots created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the Development Standards of the Specific Plan herein applied to the property, or as approved by the Planning Director.
9. Development applications which incorporate common areas (areas maintained by the Master POA or Sub POA) shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and/or pedestrian), or as approved by the Planning Director.
10. For the security and safety of future employees and visitors, the applicant and/or developer shall incorporate the following design concepts within each individual plot plan and/or site plan, or as approved by the Planning Director and/or Transportation Department:

- Circulation for pedestrians, vehicles, police patrols, and emergency response vehicles.
- Lighting of streets, parking areas, and walkways (excluding soft surface trails).
- Visibility of doors and windows from the street and between buildings, where practical.
- Fencing heights and materials (which are developer's responsibility).

11. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department.
12. All lighting shall incorporate, to the extent feasible and permissible under County standards, measures to aid in reducing light pollution and shall be in accordance with Riverside County Ordinance No. 655 (Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards, or as approved by the Planning Director.
13. A Master Sign Program for the RENAISSANCE RANCH COMMERCE CENTER shall be prepared and approved by the County of Riverside prior the issuance of occupancy permits of new structures or facilities. The Master Sign Program shall provide adequate and appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses.
14. Common areas identified in the Specific Plan are intended to be owned and maintained as follows:
    - One or more permanent master maintenance organizations shall be established for the Specific Plan area to assume ownership and/or maintenance responsibility for all common space, private circulation systems, common parking lots, pedestrian paths, and other landscaped areas. Such a maintenance organization(s) may be public or private, or a combination of public and private.
    - The maintenance organizations shall be established concurrent with approval of the first Site Plan, Plot Plan, or Conditional Use Permit or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each common area at the time Site Plans, Plot Plans, or Conditional Use Permits are filed.
15. Structures shall be constructed to comply with California Energy Commission Title 24, *Energy Efficiency Standards for Non-Residential Construction*, in place at the time Building Permits are issued.
16. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code §42911, adequate areas for collecting and loading recyclable materials shall be provided.

2.3. CIRCULATION PLAN

The RENAISSANCE RANCH COMMERCE CENTER *Circulation Plan* provides direct, safe, and convenient access for visitors, employees, and goods to and from the Specific Plan through a safe and efficient network of roadways. Components of the Specific Plan's *Circulation Plan* are discussed and illustrated on the following pages.

2.3.1. VEHICULAR CIRCULATION

As illustrated on Figure 2-2, *Circulation Plan,* local access to the RENAISSANCE RANCH COMMERCE CENTER is provided via existing Horsethief Canyon Road, Temescal Canyon Road, and De Palma Road from the north, and via existing Calendula Street from the south. As illustrated on Figure 2-2A, *Freeway Connectivity*, regional access to the COMMERCE CENTER is provided via I-15 from the De Palma Road exit located approximately 1.8 miles to the northwest, and from the Indian Truck Trail exit located approximately 1.9 miles to the northwest, and Lake Street exit located approximately 2.8 miles to the southeast.

Primary heavy commercial truck and automobile access for the COMMERCE CENTER is provided at the Horsethief Canyon Road and Street 'A' intersection. Street "A" serves as the backbone road of the COMMERCE CENTER and provides access to the Business Park land uses within Planning Area 1 and the Light Industrial land uses within Planning Area 2. The ultimate alignment of Street 'A' will be determined prior to approval of the first implementing project within the Specific Plan.

Emergency Vehicle Access (EVA) for egress purposes is provided at the extension of Calendula Street on the southern boundary of the Project site, and may also be provided as an extension of Abbeywood Drive, if necessary. Heavy commercial truck traffic is prohibited from entering and exiting the COMMERCE CENTER at Calendula Street, except in the event of a fire emergency. The final design of Street 'A' may include gated emergency access at Calendula Street in a design acceptable to the County Fire Department and County Transportation Department. Alternatively, a roundabout may be provided within the alignment of Street 'A' in Planning Area 2 to restrict heavy commercial trucks from entering and exiting the COMMERCE CENTER at Calendula Street, along with signage and other measures to discourage heavy commercial trucks from using Calendula Street as access.

The final location and design of the roundabout and Abbeywood EVA, if used, will be determined with the ultimate alignment of Street 'A' during the design of implementing project(s). Final intersection designs, intersection spacing, configuration of gated emergency access or roundabout (if used), and traffic controls shall conform to County roadway engineering standards or as approved by the County Transportation Department.

ROADWAY CROSS-SECTIONS

The Vehicular Circulation Plan includes a range of roadway sizes and classifications as described below and illustrated on Figure 2-3, *Roadway Cross-Sections.*

- **Existing Horsethief Canyon Road – Modified Secondary Highway (94' ROW)**

Existing Horsethief Canyon Road is a 94-foot-wide Modified Secondary Highway and serves as the COMMERCE CENTER'S primary truck and automobile access connection to Street 'A'. The existing portion of Horsethief Canyon Road along the Specific Plan's frontage is built-out to its full 94-foot right-of-way, therefore no improvements other than the creation of the required curb and paving for Street "A" are proposed. Existing Horsethief Canyon Road includes 64 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk and 12-foot-wide landscaped parkway on the eastern side of the street, and a 6-foot curb-adjacent sidewalk and a 6-foot-wide landscaped parkway on the other side of the street.

❖ Street 'A' – Modified Industrial Collector (78' ROW) (1 of 2)

This segment of Street 'A' is a 78-foot-wide Modified Industrial Collector accessed via existing Horsethief Canyon Road from the west, and serves as the COMMERCE CENTER'S primary access to Planning Area 1. This 78-foot segment of Street 'A' provides access within Planning Area 1 from Horsethief Canyon Road, and shall connect to the 73' ROW segment of Street 'A' within Planning Area 2.

This 78' ROW of Street 'A' includes 56 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk and 5-foot-wide landscaped parkway along both sides of the street. Additionally, on the side of the street away from the Business Park Pad, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, a 3-foot-high split rail fence and an 8-foot-wide Community Trail. The final design of Street 'A' may include gated emergency access at Calendula Street in a design acceptable to the County Fire Department and County Transportation Department. Alternatively, a roundabout may be provided within Planning Area 2 to prohibit truck traffic from exiting the COMMERCE CENTER at Calendula Street.

The ultimate alignment of Street 'A', roundabout design (if used), gated emergency access design (if used) shall be determined prior to approval of the first implementing project within the Specific Plan. Street 'A' may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a minimum width of at least 75 feet. Street "A" within RENAISSANCE RANCH COMMERCE CENTER shall be aligned with approved TR32884R01 Street "A" located on the western side of Horsethief Canyon Road.

❖ Street 'A' – Modified Industrial Collector (73' ROW) (2 of 2)

This segment of Street 'A' is a 73-foot-wide Modified Industrial Collector is located within Planning Area 2 and provides access from Planning Area 1, which connects to the 60' ROW segment of Calendula Street within Planning Area 2.

This 73' ROW of Street 'A' includes 56 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk and 5-foot-wide landscaped parkway along the Industrial Pad side of the street. Additionally, on the side of the street away from the Business Park/Industrial Pad, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, a 3-foot-high split rail fence and an 8-foot-wide Community Trail. The final design of Street 'A' may include gated emergency access at Calendula Street in a design acceptable to the County Fire Department and County Transportation Department. Alternatively, a roundabout may be provided within Planning Area 2 to prohibit truck traffic from exiting the COMMERCE CENTER at Calendula Street.

The ultimate alignment of Street 'A', roundabout design (if used), or gated emergency access design (if used) shall be determined prior to approval of the first implementing project within the Specific Plan. Street 'A' may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a minimum width of at least 100 feet. Street "A" within RENAISSANCE RANCH COMMERCE CENTER shall be aligned with approved TR32884R01 Street "A" located on the western side of Horsethief Canyon Road.

❖ Calendula Street Emergency Vehicle Access (39' ROW)

"Street A" terminates at a cul-de-sac along the southwest boundary of the Project site, and provides access to a private drive, which allows commercial truck, emergency vehicle, and passenger vehicle traffic. The private drive continues east and then transitions to a gated Emergency Vehicle Access (EVA), which allows passenger vehicle egress only, onto the Calendula Street cul-de-sac extension. The Calendula Street EVA segment includes a 39-foot-wide access easement consisting of a 6-inch curb and 24 feet of paving. Additionally, on the southern side of the EVA, the 39-foot-wide access easement accommodates a 10-foot-wide trail access consisting of a 6-inch mow strip and an 8-foot-wide Community Trail.

The EVA is restricted to passenger vehicle egress only. In the event of a fire emergency, the EVA gates would allow free egress for commercial trucks, emergency vehicles, and passenger vehicles.

❖ Calendula Street – Modified Local Street (60' ROW)

The Calendula Street EVA terminates at Calendula street via a gate. Calendula Street is extended as a cul-de-sac to adequately provide egress access to passenger vehicles. Heavy commercial truck traffic is prohibited from entering and exiting the COMMERCE CENTER at Calendula Street (except in the event of a fire emergency), which connects to the 73' ROW segment of Street 'A' within Planning Area 2. This segment of Calendula Street includes 40 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk, and a 4-foot-wide landscaped parkway along both sides of the street. Additionally, on the side of the street away from the Business Park Pad, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, an 8-foot-wide Community Trail, and a 3-foot-high split rail fence at the downslope as needed. Alternatively, a roundabout may be provided within Planning Area 2 to prohibit heavy commercial truck traffic from exiting the COMMERCE CENTER at Calendula Street, if needed. The ultimate alignment of Street 'A', roundabout (if used), or gated emergency access design (if used) shall be determined when buildings are designed and oriented for implementing project(s) within Planning Areas 1 and 2. Street 'A' may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a minimum width of at least 75 feet.

❖ Roundabout

A roundabout may be provided within Street "A" as an alternative option to prohibit heavy commercial truck traffic from exiting the COMMERCE CENTER at Calendula Street. The precise details, design, and location of the roundabout (if used) shall be determined with the ultimate alignment of Street 'A' during the design of implementing project(s).

2.3.2. NON-VEHICULAR CIRCULATION AND MOBILITY PLAN

The RENAISSANCE RANCH COMMERCE CENTER Specific Plan encourages pedestrian and bicycle circulation by employees and visitors between the Light Industrial and Business Park uses. Sidewalks are provided in the public rights-of-way along Street 'A', connecting directly to the off-site sidewalk network and trail along Horsethief Canyon Road and sidewalk along Calendula Street. As shown on Figure 2-3, a 6-foot wide curb-adjacent sidewalk is provided along Street 'A' and Calendula Street, on the same side of the roadway as the Business Park and Light Industrial land uses, along with an 8-foot wide Community Trail on the opposite side of Business Park and Light Industrial uses to offer the residents of the surrounding communities and the COMMERCE CENTER'S visitors and employees with connectivity between Horsethief Canyon Road and Calendula Street alongside the open space in PA 3 and 4. Additional pedestrian pathways and bike facilities may be designed for individual building sites at the time buildings are designed and positioned in Planning Areas 1 and 2 as part of implementing project(s).

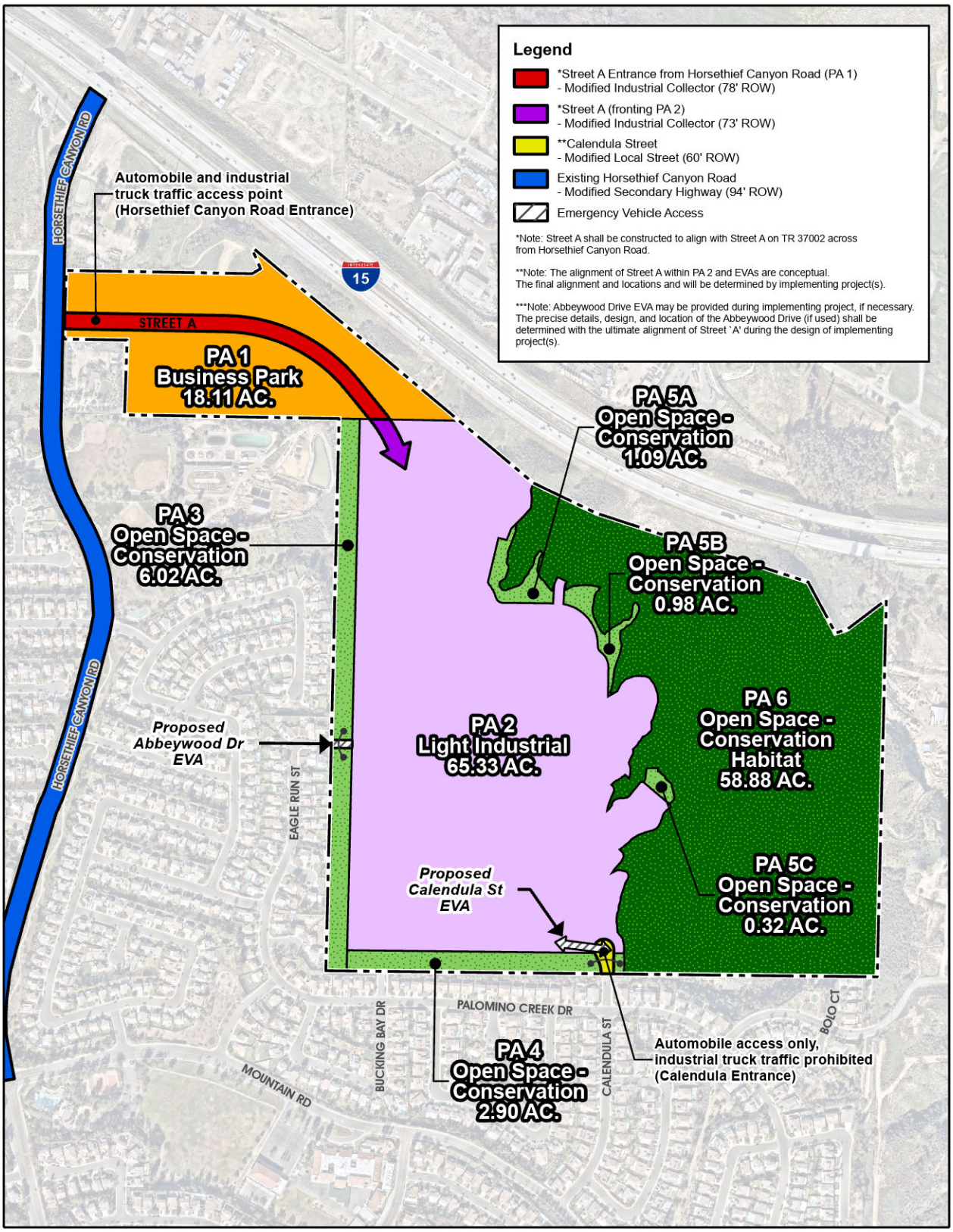
Provisions for additional pedestrian walkways between buildings and gathering areas are set forth in Chapter 4, *Design Guidelines,* of this Specific Plan.

2.3.3. CIRCULATION PLAN DEVELOPMENT STANDARDS

1. The alignment for both segments of Street 'A' illustrated in Figure 2-2, *Conceptual Circulation Plan*, is conceptual. The ultimate alignment of Street 'A' will be determined at the time buildings are designed and oriented with implementing project(s).
2. Roads within the Specific Plan boundary are constructed appropriate to County full -width standards in accordance with Riverside County Ordinance Nos. 460 and 461 (or as modifications, or as approved by the Riverside County

Transportation Department) as a requirement of the implementing parcel maps for the Specific Plan, subject to approval by the Director of Transportation.

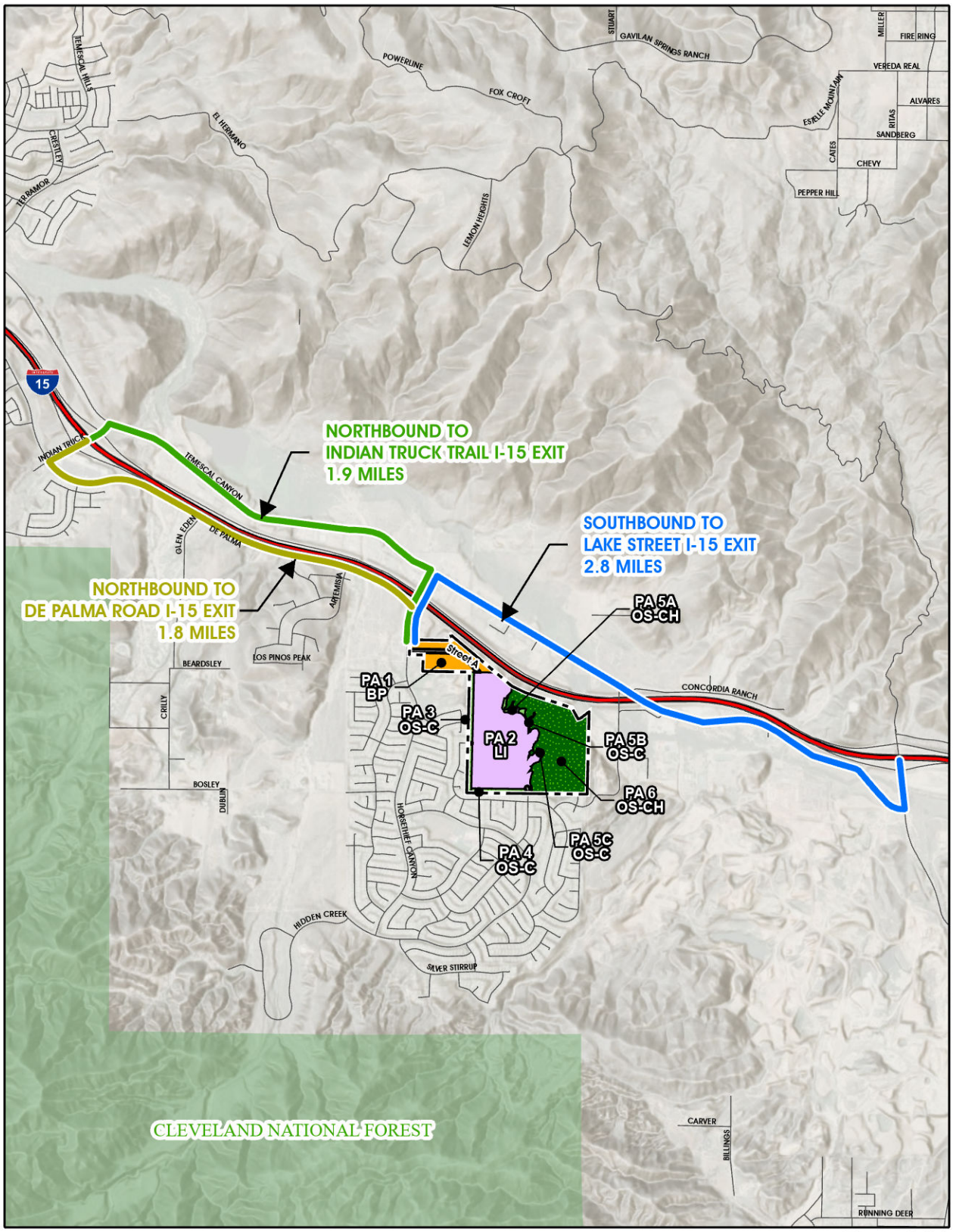
3. The Developer applying for an implementing permit may participate in the phased construction of traffic signals as approved by the County Transportation Department.
4. Sidewalks and pedestrian paths located within and outside of the public right-of-way will require approval by the Riverside County Planning Department to ensure continuing maintenance through the establishment of a Property Owners' Association (or Sub-Association), Landscape Maintenance District, or similar mechanism, as approved by the Riverside County Planning Department and/or Building and Safety Department.
5. All intersection spacing and/or access openings shall be per Riverside County Standard 114, Riverside County Ordinance No. 461, or as approved by the County Transportation Department.
6. Landscape requirements in public and private roadway rights-of-way shall generally be in accordance with the Roadway Landscape Treatments as depicted in Chapter 4.
7. This Specific Plan and all implementing plans and actions shall comply with the conditions and requirements set forth by the Riverside County Transportation Department.
8. Driveways and access point locations, as shown in this Specific Plan, are conceptual until approved by the Transportation Department and shall conform to Transportation Department standard access spacing, depending upon the street's classification.
9. Landscaping within public road rights-of-way will require approval by the Riverside County Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Riverside County Transportation Department.
10. All applicable Transportation Uniform Mitigation Fees (TUMF) shall be paid in accordance with Riverside County Ordinance No. 824.
11. Sight distance shall be reviewed in compliance with Standard No. 821, Ordinance No. 461 and by the Riverside County Transportation Department in conjunction with the preparation of grading, landscaping, and street improvement plans. This review shall insure that setbacks allow for clear unobstructed sight distances at intersections.
12. The Developer applying for building permits shall provide on-site bicycle racks at every building, or building cluster with a shared common area, to encourage the use of bicycles as an alternate means of transportation.
13. In order to assure adequate evacuation time, alternate or secondary access shall be provided per Ordinance No. 460.
14. The roundabout within Planning Area 2, if used, shall be in designed in accordance with the Federal Highway Administration, and shall be reviewed and approved by the Riverside County Transportation Department and Riverside County Fire Department prior to the approval of the first implementing project within the Specific Plan.
15. Any gated emergency access design (if used), shall be reviewed and approved by the Riverside County Transportation Department and Riverside County Fire Department prior to the approval of the first implementing project within the Specific Plan.
16. E**m**ergency Vehicle Access (EVA) and maintenance access roads shall be constructed where necessary. These access roads/driveways shall be constructed pursuant to applicable County Ordinance No. 461, or as otherwise approved by the Riverside County Fire Department and/or Transportation Department.



Source(s): Esri, , K&A Engineering (06-15-2023), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-2

0 175 350 700 Feet

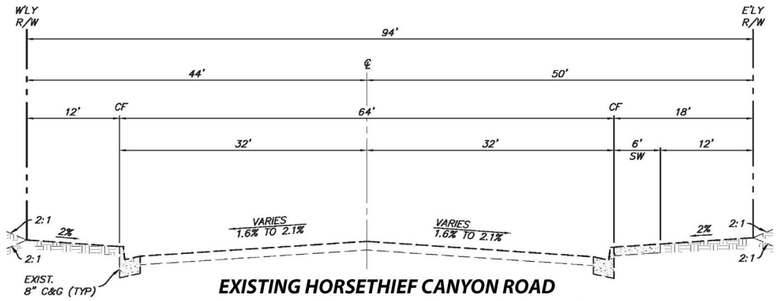


Source(s): Esri, RCIT (2023)

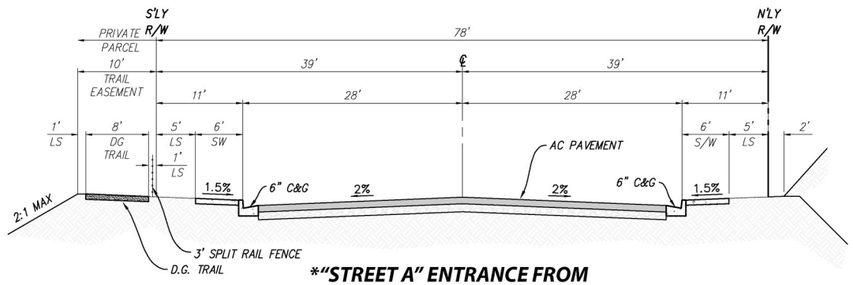
Figure 2-2A

0 750 1,500 3,000 Feet

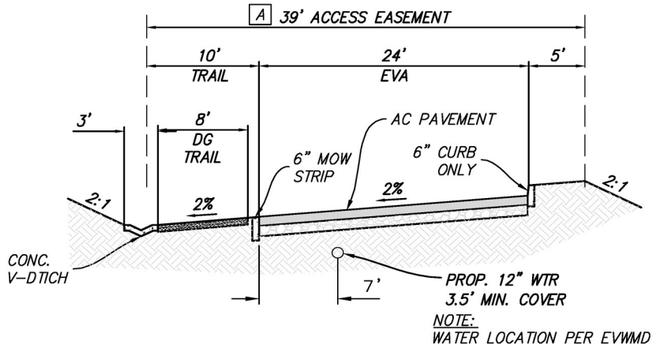
Freeway Connectivity



EXISTING HORSETHIEF CANYON ROAD
MODIFIED SECONDARY HIGHWAY (94' ROW)
PUBLIC

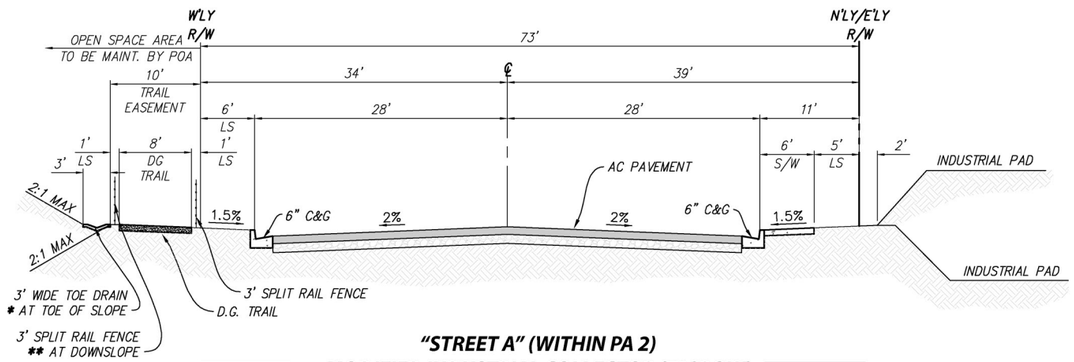


***"STREET A" ENTRANCE FROM**
HORSETHIEF CANYON ROAD (WITHIN PA1)
MODIFIED INDUSTRIAL COLLECTOR (78' ROW)
PUBLIC



NOTE:
WATER LOCATION PER EVWMD STDS

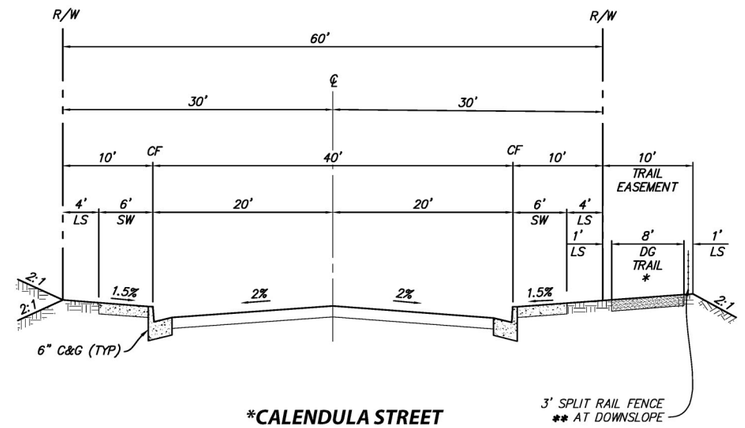
CALENDULA EMERGENCY VEHICLE ACCESS
(EVA) W/TRAIL (39' ACCESS EASMENT)
PUBLIC



"STREET A" (WITHIN PA 2)
MODIFIED INDUSTRIAL COLLECTOR (73' ROW)
PUBLIC

NOTES:
** SPLIT RAIL FENCE WHEN DOWNSLOPE AWAY FROM TRAIL

* 3' WIDE TOE DRAIN AT TOE OF SLOPE



***CALENDULA STREET**
MODIFIED LOCAL STREET (60' ROW)
PUBLIC

NOTE: SIDEWALK TO BE PROVIDED ON SAME SIDE OF ROADWAY, ADJACENT TO INDUSTRIAL PAD

NOTE: * = COMMUNITY TRAIL
** = 3' HIGH FENCE AT AREAS ADJACENT TO DOWN SLOPE AS-NEEDED

Source(s): K&A Engineering (08-01-2023)

Figure 2-3

T&B PLANNING

Not to Scale

2.4. POTABLE WATER PLAN

The Elsinore Valley Municipal Water District (EVMWD) provides Potable Water service to the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. Adequate water service infrastructure is provided using existing and proposed Potable Water facilities within and adjacent to the Specific Plan area.

The RENAISSANCE RANCH COMMERCE CENTER Specific Plan is served by two (2) EVMWD Pressure Zones. As illustrated on Figure 2-4, *Conceptual Potable Water Plan*, the northern portion of the COMMERCE CENTER will be served by the 1434 Pressure Zone; and the central and southern portion of the COMMERCE CENTER will be served by the 1601 Pressure Zone. A Pressure Reducing Station (PRS) is provided within the development. This PRS will serve as a second point of connection for the 1434 Pressure Zone to provide the required redundancy. The alignment of the on-site Potable Water system, and the location of the Pressure Reducing Station, will be determined by the ultimate alignment of Street 'A'.

Pressure Zone 1434

Service to the 1434 Pressure Zone is provided by a proposed off-site 12-inch water line (Pressure Zone 1601) in Horsethief Canyon Road from the Horsethief Canyon Road/Street 'A' intersection northerly to connect with the existing 16-inch 1434 Zone water line, located immediately north of the I-15 Freeway. The 1434 Pressure Zone has a surplus reservoir storage and no additional water storage is required by the Specific Plan to serve the RENAISSANCE RANCH COMMERCE CENTER.

Pressure Zone 1601

Service to the 1601 Pressure Zone is provided by a connection to the existing 1601 Pressure Zone system at Calendula Street, located at the Specific Plan's southeastern boundary, and an on-site looped system. The on-site 1601 Pressure Zone System will consist of a proposed 12-inch water line in Street 'A' from Horsethief Canyon Road easterly to the PRS for the 1434/1601 Pressure Zone (location to be determined with the ultimate alignment of Street 'A'). The precise alignment of the on-site piping system will be determined with the ultimate alignment of Street 'A' during implementing project(s). The on-site 1601 Pressure Zone water system connects to the 1434 Pressure Zone system at the future PRS location (location to be determined with the ultimate alignment of Street 'A').

At the time this Specific Plan was prepared (2023), the reservoir storage for the existing 1601 Pressure Zone was not adequate to serve the COMMERCE CENTER'S water demands. An additional 1601 Pressure Zone reservoir is required within the existing 1601 Horsethief Pressure Zone reservoir site located approximately 0.7-mile to the south to meet existing deficiencies and serve the demands of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan and surrounding community. Additionally, EVMWD had adequate pumping capacity to supply the existing and proposed 1601 Pressure Zone reservoirs.

2.4.1. POTABLE WATER DEVELOPMENT STANDARDS

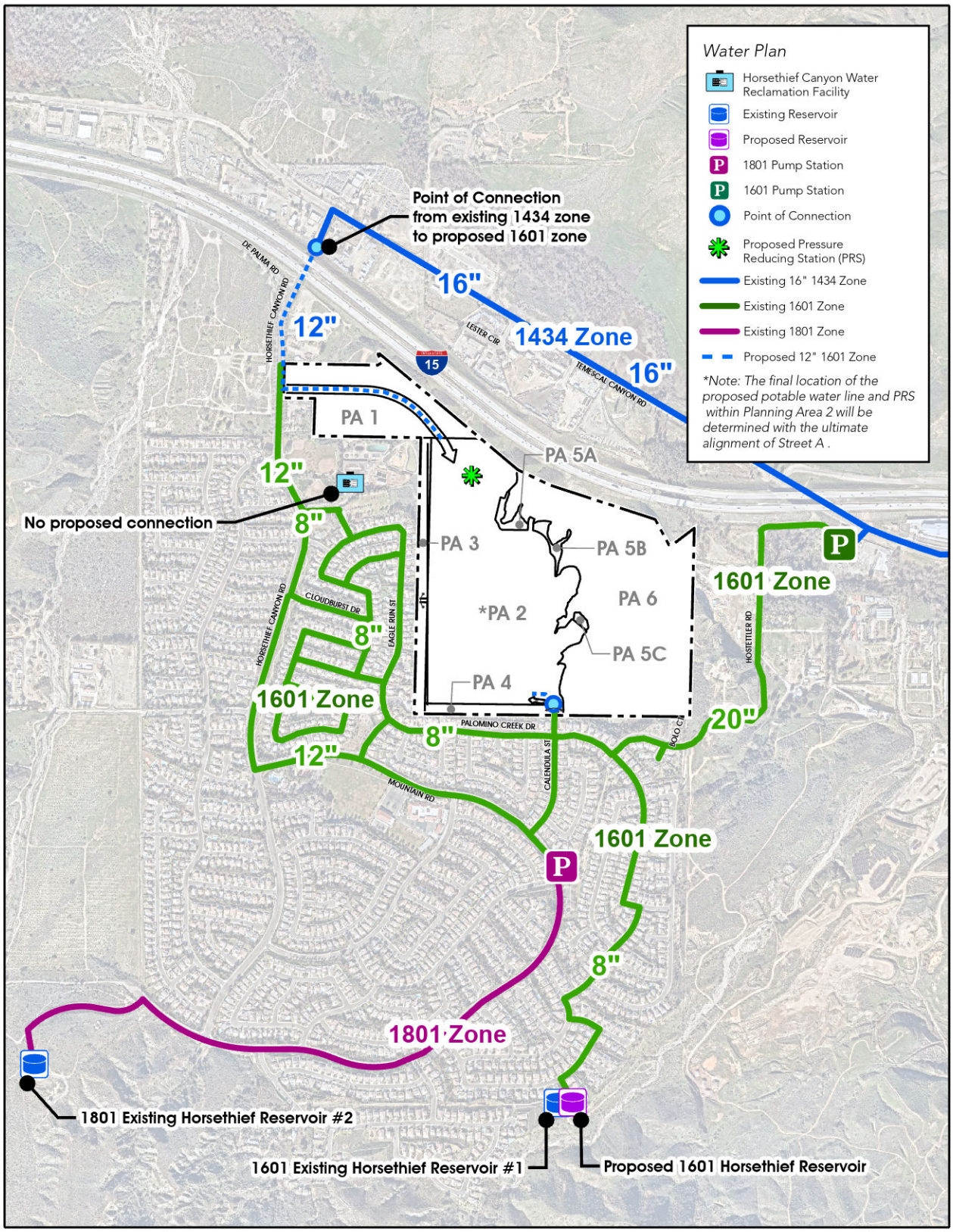
(1) All Potable Water lines shall be placed underground.

(2) All Potable Water lines and facilities shall be designed in accordance with the requirements of the EVMWD.

(3) The Specific Plan's Potable Water distribution system shall provide adequate flows for fire protection in accordance with requirements of the County of Riverside Fire Department.

(4) Proposed Potable Water facilities to be maintained by EVMWD shall be placed within public utility easements or public rights-of-way, which shall include rights for EVMWD.

(5) The Potable Water infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.



Source(s): Esri, Dexter Wilson Engineering (2020), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-4

0 350 700 1,400 Feet

Conceptual Potable Water Plan

2.5. RECYCLED WATER PLAN

Recycled Water within the Specific Plan and surrounding area is provided by the Horsethief Canyon Water Reclamation Facility (WRF), located off-site immediately south of Planning Area 1's boundary. At the time this Specific Plan was prepared (2023), the Horsethief Canyon WRF was operating at capacity and is planned for expansion to meet the needs of the RENAISSANCE RANCH Specific Plan and other proposed development in the area.

Recycled Water from the Horsethief Canyon WRF is pumped to the 1518 Pressure Zone to serve the existing Horsethief Canyon Ranch community. The existing Recycled Water system includes an 8-inch 1518 Pressure Zone Recycled Water line in Horsethief Canyon Road along the frontage of the RENAISSANCE RANCH COMMERCE CENTER, and runs southeasterly along Mountain Road to connect the existing Horsethief 1601 Pressure Zone reservoir (located approximately 0.7-mile south of the Specific Plan). The 1518 Pressure Zone in the area does not connect to the 1801 Pressure Zone Reservoir.

❖ 1518 Pressure Zone

As illustrated on Figure 2-5, *Conceptual Recycled Water Plan*, the Recycled Water system within the RENAISSANCE RANCH COMMERCE CENTER includes an 8-inch 1518 Pressure Zone Water Line within Street 'A', and a point of connection to the existing 8-inch 1518 Pressure Zone recycled water line within Horsethief Canyon Road. The alignment of the on-site recycled water system will be determined by the ultimate alignment of Street 'A' during implementing project(s).

The final alignment and endpoint of the proposed 8-inch Recycled Water line within Planning Area 2 will be determined by the locations of landscape connections and meters of implementing project(s). The 1518 Pressure Zone is capable of supplying Recycled Water to the irrigation point of connection, but private pumps downstream of the irrigation meter may be required to provide suitable pressure for the landscape irrigation design. The private pumps for the 1518 Pressure Zone will provide a static pressure of approximately 60 psi at the anticipated point of connection elevation and elevations slope up from there to the Specific Plan's southern boundary.

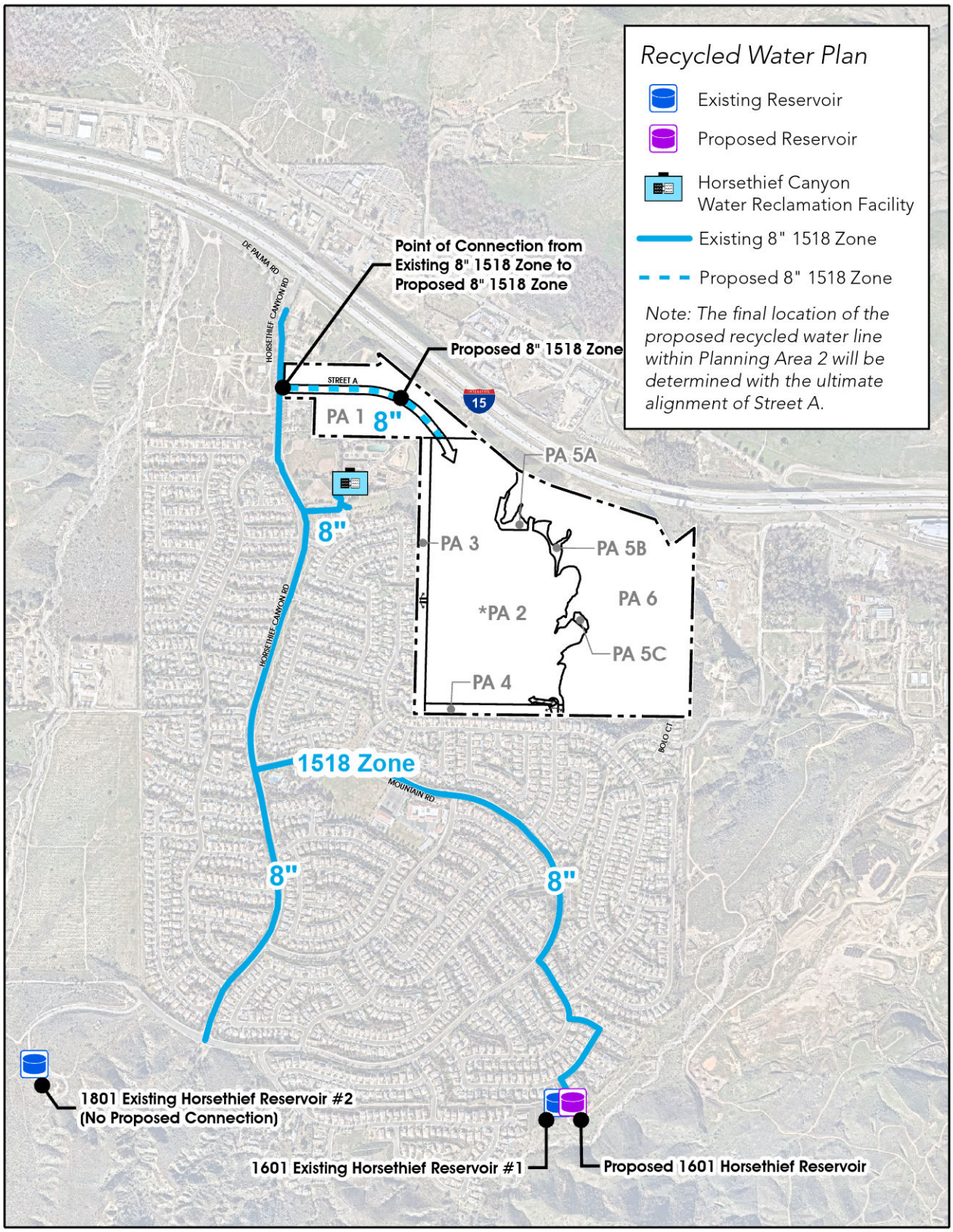
2.5.1. RECYCLED WATER PLAN DEVELOPMENT STANDARDS

(1) All Recycled Water lines shall be placed underground.

(2) All Recycled Water lines and facilities shall be designed in accordance with the requirements of the EVMWD.

(3) Proposed Recycled Water facilities to be maintained by EVMWD shall be placed within public utility easements or public rights of way which shall include rights for EVMWD.

(4) The Recycled Water infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.



Source(s): Esri, Dexter Wilson Engineering (2020), K&A Engineering (06-15-2023) Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-5

0 200 400 800 Feet

Conceptual Recycled Water Plan

2.6. SEWER PLAN

Wastewater services for the RENAISSANCE RANCH Specific Plan are provided by the Elsinore Valley Municipal Water District (EVMWD). All wastewater generated from the Specific Plan will be conveyed to the Horsethief Canyon Water Reclamation Facility (WRF) for treatment and disposal, located off-site immediately south of Planning Area 1. At the time this Specific Plan was prepared (2023), the Horsethief Canyon WRF was operating at, or near, its design capacity and plans were underway by EVWMD to expand the capacity of the Horsethief WRF to serve the surrounding area and RENAISSANCE RANCH COMMERCE CENTER.

2.6.1. PRIMARY SEWER PLAN

As illustrated on Figure 2-6, *Conceptual Sewer Plan,* the Primary Sewer Plan for the RENAISSANCE RANCH COMMERCE CENTER conveys sewer flows within the Specific Plan area through a proposed 8-inch gravity sewer line within Street 'A'. An on-site and off-site gravity sewer system discharges the COMMERCE CENTER's sewage flows into the off-site Regional Sewer Lift Station. The existing Sewer Lift Station within the Horsethief Canyon Park will be abandoned and replaced with a point of connection to a proposed Sewer Force Main. The final location of the gravity sewer line within Planning Area 2 will be determined by the ultimate alignment of Street 'A' during implementing project(s).

Al Regional Sewer Lift Station will be constructed approximately 0.5-mile northwest of the Specific Plan, located west of the Horsethief Canyon Ranch Specific Plan (SP152) boundary and south of De Palma Road.

As illustrated on Figure 2-6A, *Conceptual Sewer Plan (Alternative),* the RENAISSANCE RANCH COMMERCE CENTER provides gravity sewer lines ranging from 8 inches to 12 inches within Street 'A' to provide a sewer system from Calendula Street to Horsethief Canyon Road. The on-site sewer coneys flows northwesterly towards the off-site 12-inch gravity sewer line in Horsethief Canyon Road and the off-site 15-inch gravity sewer line in De Palma Road, then flows northwesterly in De Palma Road towards the potential Regional Lift Station approximately 0.5-mile away from the Specific Plan area. Flows from the potential Regional Lift Station then are lifted southeasterly in De Palma Road and then southerly in Horsethief Canyon Road to the existing Horsethief WRF.

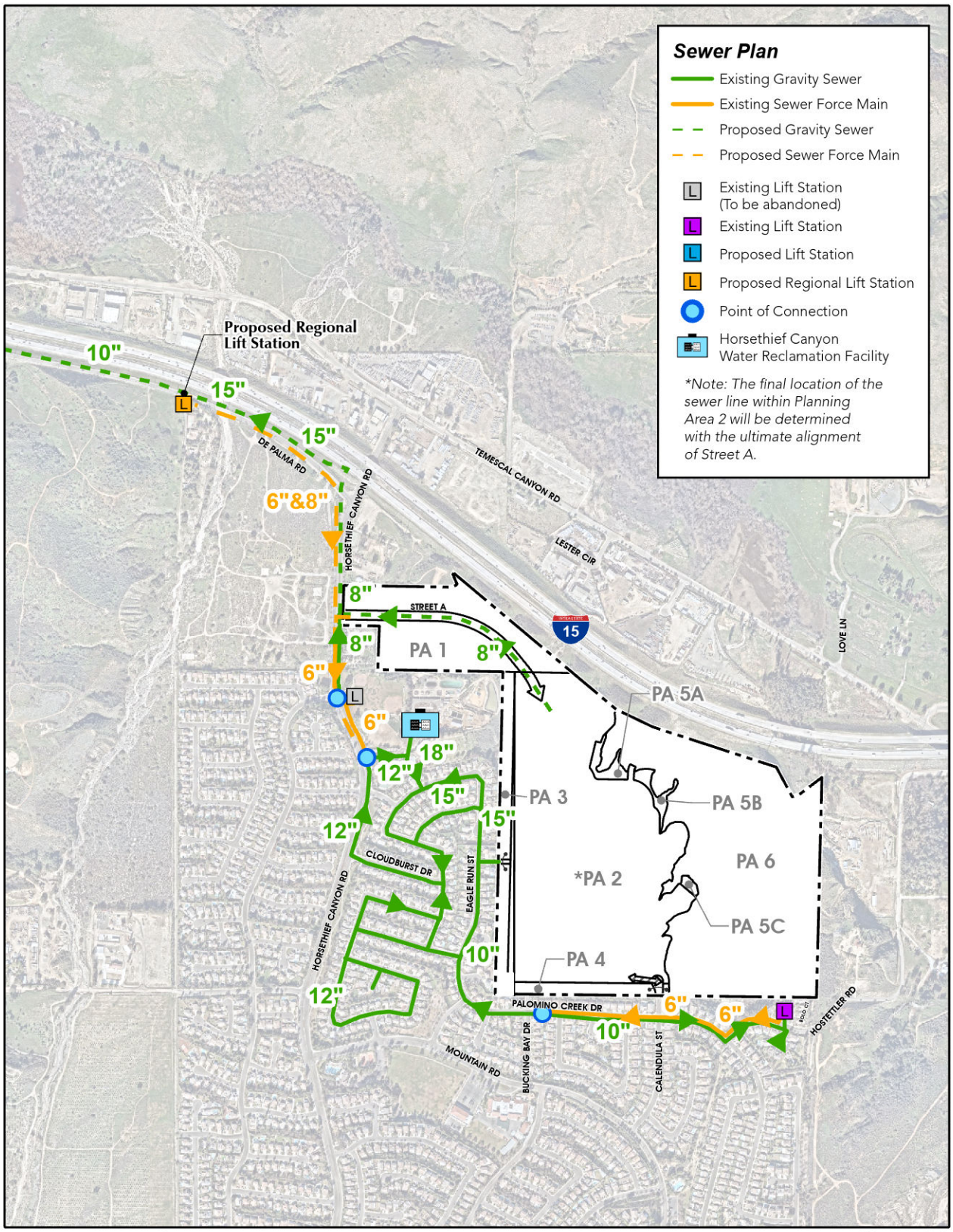
2.6.2. SEWER PLAN DEVELOPMENT STANDARDS

(1) All sewer lines shall be placed underground.

(2) All sewer lines and facilities shall be designed in accordance with the requirements of the EVMWD.

(3) All new sewer facilities to be maintained by EVMWD shall be placed within public utility easements or public rights-of way-which shall include rights for EVMWD.

(4) The sewer infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.



Source(s): Esri, Dexter Wilson Engineering (09-18-2020), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-6

Conceptual Sewer Plan

2.7. DRAINAGE AND WATER QUALITY PLAN

The RENAISSANCE RANCH COMMERCE CENTER is located within the Temescal Valley area of the Santa Ana River Basin in the westerly portion of Riverside County. The Specific Plan area is not located within a Riverside County Flood Control and Water Conservation District (RCFC&WCD) Master Drainage Plan (MDP). The Specific Plan is bounded on the south and west by the existing Horsethief Canyon Ranch Specific Plan (SP152, A5), on the north by the I-15 Freeway, and on the east by the Temescal Wash.

The pre-development topography of the site of generally slopes from south to north, and stormwater flows from the site into a series of existing culverts which convey stormwater flows under the I-15 Freeway where they ultimately enter in the Temescal Wash. The site is bisected by three (3) natural water courses: the easterly watercourse originates near the southeast corner of the property at the outlet of the Horsethief–Calendula Avenue Storm Drain which is owned and maintained by the RCFC&WCD; the second watercourse originates along the western boundary, southerly of the northwest corner of Planning Area 2, downstream of the outlet of the Horsethief–Mountain Road Storm Drain which is owned and maintained by the RCFC&WCD; and, the third watercourse enters the site from the existing Horsethief Canyon Park site adjacent to the southwest corner of PA 1.

As shown of Figure 2-7, *Conceptual Drainage and Water Quality Plan*, there are seven (7) existing culverts, along with the Temescal Wash undercrossing, which convey storm flows from the south side of the I-15 Freeway to the north side of the freeway. These existing culverts are owned and maintained by CALTRANS.

The development of the RENAISSANCE RANCH Specific Plan establishes Business Park and Light Industrial land uses and will result in an increase of storm runoff from the existing condition. However, on-site peak flow detention facilities will mitigate the increase in onsite developed storm flows so that discharge from the property will be less than the flows previously proposed for the residential development and that will not exceed the capacity of downstream facilities. Therefore, the proposed onsite drainage system will not result in an increase in storm flow runoff that exceeds the existing condition runoff to any of the existing culverts that runs the I-15 Freeway. Several detention mitigation basins will be developed within the Specific Plan and the primary peak flow detention basin will be located upstream of the Street “A” crossing of the existing wash as shown on Figure 2-7, *Conceptual Drainage and Water Quality Plan*. The final locations of drainage and water quality facilities and basins will be determined when buildings are oriented and designed with implementing project(s).

The proposed storm drain system includes the extension of the existing 66-inch Horsethief-Calendula storm drain from its current outlet, which is located approximately 100 feet south of the Specific Plan boundary in TR 24938 within an existing easement, to the Specific Plan’s southern boundary then northerly approximately 450 feet to discharge directly into an existing wash. This facility will be maintained by the RCFC&WCD. The proposed Primary Detention Basin, in the northwestern portion of Planning Area 2, will mitigate most of the increased flows from the development. This basin and the two outlet storm drains to the right-of-way of Street A will be maintained by the Master Property Owners Association (POA). The portion of the Primary Detention Basin outlet pipes within the right of way of Street A will be maintained by the Riverside County Transportation Department with manholes at each end of the two storm drains within the Street A right of way to separate maintenance responsibilities between the County and the POA. That portion of the two outlet drains located downstream of Street A shall be maintained by the POA. Other storm drains that are located within Street A shall be maintained by the County Transportation Department.

The balance of the onsite storm drain system, consisting of the storm drain facilities, access roads, basins and natural drainage courses shall be maintained by the POA unless the County Transportation Department determines that a facility should be maintained by a CSA or a CFD.

In addition to the mitigation of peak flows generated from the COMMERCE CENTER, hydro-modification standards will be implemented in accordance with the Santa Ana Regional Water Quality Control Board requirements. A Water Quality Management Plans (WQMP) shall be provided in accordance with the requirements of the County of Riverside and the requirements of the Regional Water Quality Control Board. The RENAISSANCE RANCH COMMERCE CENTER will comply with the current water quality requirements and regulations from these agencies. Best Management Practices (BMP's) shall be implemented for the RENAISSANCE RANCH COMMERCE CENTER to provide water quality protection during grading operations, construction activities and post-construction activities. Permanent BMP's for post-construction mitigation are anticipated to include extended detention basins and storage basins to address hydro-modification as well as the 100-year peak flow mitigation. Other BMP's may be required and these improvements, if any, will be identified in the development of the Stormwater Pollution Prevention Plan (SWPPP) and the WQMP for this Specific Plan. All water quality facilities will be maintained by the POA. The conceptual location of the proposed BMP's is illustrated on Figure 2-7, *Conceptual Drainage and Water Quality Plan*.

2.7.1. DRAINAGE AND WATER QUALITY DEVELOPMENT STANDARDS

(1) The locations of proposed drainage and water quality facilities on Figure 2-7 are conceptual. The final locations of drainage and water quality facilities and basins will be determined when buildings are oriented and designed and the ultimate alignment of Street 'A' is determined with implementing project(s).

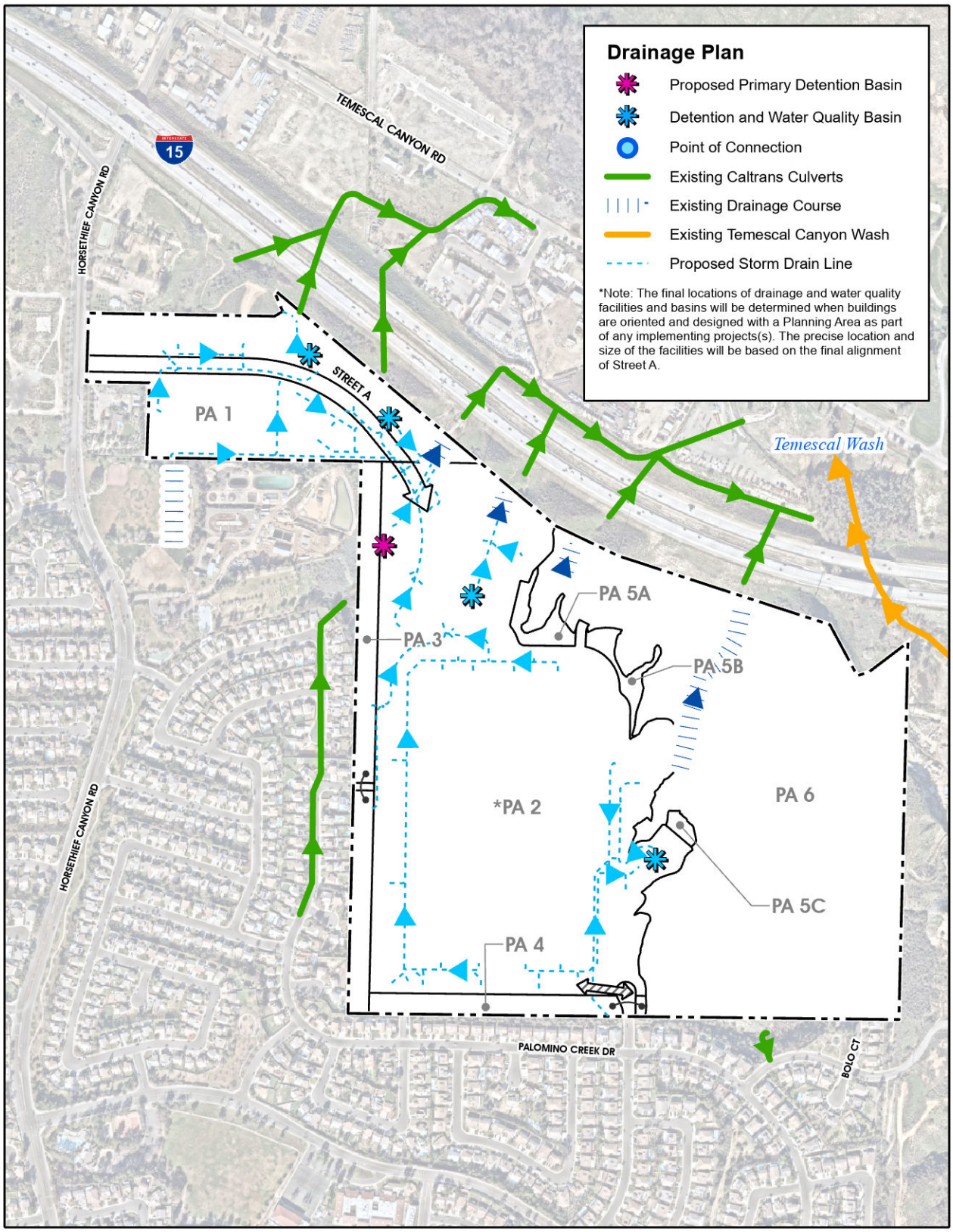
(2) The proposed on-site infrastructure storm drain facilities shall be designed in accordance with the standard requirements of the RCFC&WCD to provide protection against flood hazard risks resulting from the 100-year storm event. However, smaller on-site private drainage systems within the individual building sites will be sized during the implementing project stage, per the RCFC&WCD requirements and may be designed for alternate materials, depths and other design criteria.

(3) The extension of the Horsethief-Calendula Storm Drain shall be maintained by the RCFC&WCD. All storm drains within the public right of way of Street A shall be maintained by the Riverside County Transportation Department. All other onsite drainage facilities shall be maintained by the POA. These facilities include the Primary Detention Basin, outlet drains that are not in Street A, water quality basins, other peak flow detention facilities, private storm drains, access roads and natural drainage courses outside of Planning Area 5 and Planning Area 6. At the time of development, the County Transportation Department may determine that a CFD/CSA should maintain detention/water quality basins that serve multiple properties within the development.

(4) Detention and water quality basins within the RENAISSANCE RANCH COMMERCE CENTER may either be constructed as surface basins or sub-terranean basins provided that the basins are designed in accordance with the standard requirements of the RCFC&WCD.

(5) A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) shall be obtained prior to commencement of construction and operational activities. The permits will require the Developer to implement source control and structural best management practices (BMP's) during and after construction activities. The County will be responsible for enforcing the implementation of the BMP's.

(6) The Specific Plan and its future implementing projects shall comply with the Water Quality Plan of the RWQCB, Santa Ana Region.



Source(s): Esri, Dexter Wilson Engineering (07-26-2023), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-7

0 175 350 700 Feet

Conceptual Drainage and Water Quality Plan

2.8. GRADING PLAN

The pre-development topography of the site generally slopes from a south to north/northeast with the highest elevation on the site at the southwest corner at approximately 1,420 feet above mean seal level (amsl) and the lowest elevation at the northeast corner of the property within the Temescal Wash at approximately 1,185 feet (amsl). The Temescal Wash crosses the most northeastern portion of the Specific Plan area within Planning Area 6 as it flows northerly under the I-15 Freeway. Other smaller natural watercourses cross the Specific Plan and generally flow from south to north.

Development of the RENAISSANCE RANCH COMMERCE CENTER will consist of graded building pads for the Light Industrial building site within Planning Area 2 and Business Park building site in Planning Area 1, along with the construction of Street 'A', a peak flow mitigation basin, and water quality basins.

Retaining/geo-grid walls are anticipated to be used in a variety of locations across the site (specifically along portions of: the northeast boundary adjacent to I-15, the Open Space-Conservation Planning Area 3 and Planning Area 4 boundaries, and the eastern boundary of the Light Industrial Planning Area 2). These walls are typically up to approximately 30 feet in height, but may exceed 50 feet in height in some instances. Retaining walls are anticipated to include keystone battered walls with planting, however, all walls will be designed and constructed at the time implementing project(s) are submitted, in accordance with the California Building Code and the standards and requirements of the County of Riverside.

Figure 2-8, *Conceptual Grading Plan*, is a conceptual illustration of one potential grading scenario for the creation of the Light Industrial and Business Park building pads and for the alignment for Street "A" to provide access to the COMMERCE CENTER's land uses. The final grading for the Specific Plan will be determined in conjunction with the future implementing project(s) within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. While Figure 2-8 depicts one possible grading scenarios for this Specific Plan, the estimated cut for this particular concept is approximately 1.3 million cubic yards with an additional estimated 500,000 cubic yards of remedial grading. It is anticipated that the Specific Plan's grading concept balances earthwork on-site without the need to export excess materials or to import materials from off-site.

Approximately 58.88 acres of Open Space – Conservation Habitat land uses are located within Planning Area 6 of the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN. Pursuant to the Western Riverside County MSHCP, this area concentrated along the eastern and northeastern portions of the Specific Plan is conveyed to the RCA as part of the MSHCP Reserve in order to maintain the on-site habitat in its natural condition. No grading or construction will be permitted within Planning Area 6.

2.8.1. GRADING DEVELOPMENT STANDARDS

(1) All grading activities shall conform to the County of Riverside standards, and the California Building Code.

(2) Grading of the Specific Plan may occur in one (1) phase, or in sub-phases, provided that adequate infrastructure and access is available to serve the Specific Plan.

(3) Site grading, retaining wall design and construction shall be done in conformance with the recommendations of a Geotechnical Engineer and the County of Riverside Building and Safety Department.

(4) Contour grading, slope rounding and land forming shall be used, as appropriate and practical, to grade roadways and edge conditions slopes into natural configurations consistent with the natural topography of the site.

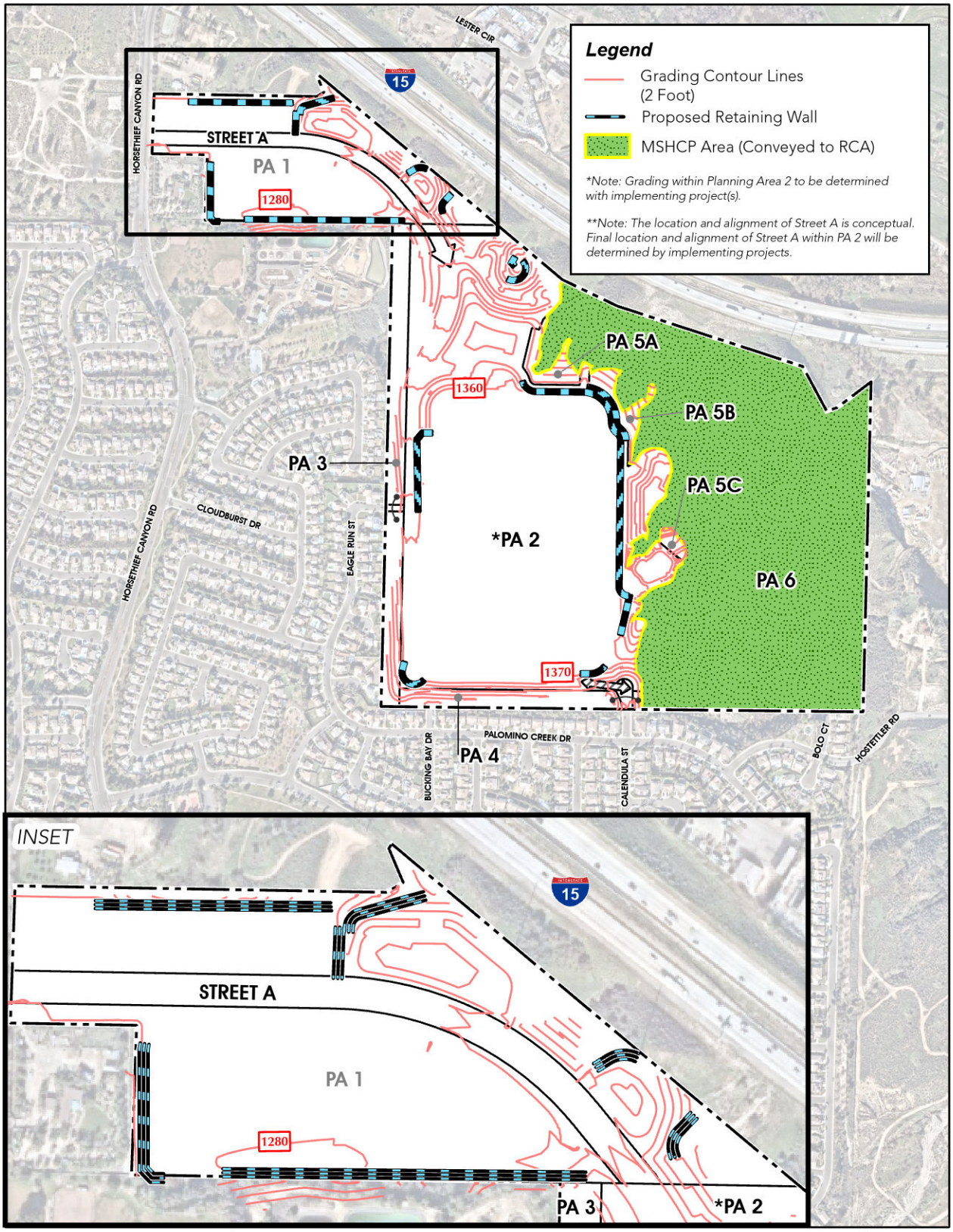
(5) A project-specific Master Grading Plan, and individual grading plans and stockpile/ borrow site plans for Planning Areas or phases shall govern such activity.

(6) Prior to initial grading activities, a detailed soils report and geotechnical study for portions of the site anticipated to be graded shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust during construction.

(7) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance No. 457, prior to grading.

(8) Manufactured slopes shall be landscaped and maintained by the Master Property Owners Association (POA). Manufactured Slopes within any individual super pad shall be maintained by the Property Owner or the POA.

(9) Pursuant to the requirements of the State Water Resources Control Board, a State- wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all project construction activities involving clearing, grading or excavation that disturbs at least 5 acres or activity which is part of a larger common plan of development of 5 acres or greater.



Source(s): Esri, K&A Engineering (July 2023), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-8

0 200 400 800 Feet

Conceptual Grading Plan

2.9. OPEN SPACE PLAN

An essential element of the RENAISSANCE RANCH COMMERCE CENTER is the approximately 70.19 acres of Open Space areas provided along the site's western, southern, and eastern boundaries. Planning Area 6 consists of approximately 58.88 acres and are designated as Open Space-Conservation Habitat (OS-CH) to preserve habitat conveyed to RCA under the MSCHP Reserve. No grading or development is permitted within Planning Area 6.

Planning Areas 3, 4, 5A, 5B and 5C consist of approximately 11.31 acres and are designated as Open Space-Conservation (OS-C) to provide a minimum 75-foot-wide landscape buffer for additional landscaping, buffering, and screening between the (1) on-site Light Industrial/Business Park land uses, and existing Horsethief Canyon Ranch community to the west and south, and (2) the OS-CH to the east. In addition to the landscape buffers within Planning Areas 3, 4, 5A, 5B, and 5C, additional design criteria (setbacks, landscaping, orientation, etc.) within Planning Area 2 is provided to ensure an adequate buffer between the existing residential uses to the west and south to the dock doors of Light Industrial building is provided. The ultimate alignment of Street 'A' within Planning Area 2 will be determined with implementing project(s) and may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a width of at least 75 feet.

Passive recreational opportunities are provided to employees and visitors of the RENAISSANCE RANCH COMMERCE CENTER through curb-adjacent sidewalks and pedestrian paths. Curb-adjacent sidewalks along Street 'A' are provided on one side of the street (the opposite side of the roadway from the Light Industrial/Business Park uses) to place pedestrians alongside the adjacent open space areas. These pathways encourage pedestrian activity throughout the RENAISSANCE RANCH COMMERCE CENTER. Provisions for sidewalks and pedestrian walkways, bicycle storage facilities, and employee and visitor gathering areas interior to the Planning Areas are set forth in Chapter 4, *Design Guidelines.*

Lastly, to encourage social interaction, the Light Industrial and Business Park building sites within the RENAISSANCE RANCH COMMERCE CENTER may include outdoor employee break areas, ancillary recreation, and other amenities. Partially shaded outdoor employee break areas may contain tables to provide employees with a location to eat, gather, and enjoy being outside. Shading of these areas may be achieved through a combination of shade trees, umbrellas, or man-made shade structures.

2.9.1. OPEN SPACE DEVELOPMENT STANDARDS

1. Open Space-Conservation Habitat areas within Planning Area 6 will be the responsibility of the Western Riverside County Regional Conservation Authority (RCA).
2. The landscape buffers within Planning Areas 3, 4, 5A, 5B, and 5C will be the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.
3. Retaining walls, Emergency Vehicle Access (EVA), and/or private access roads shall be constructed where necessary within Planning Areas 3, 4, 5A, 5B, and 5C only. EVAs/private access roads shall be constructed

pursuant to applicable County Ordinance No. 461, or as otherwise approved by the Riverside County Fire Department and/or Transportation Department.

4. Gathering areas, and landscaping within private roads and driveways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.
5. Landscaping within public right-of-way will be the responsibility of the County of Riverside.
6. All gathering areas will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
7. Landscaping within gathering areas shall be further governed by Chapter 4, *Design Guidelines,* of this Specific Plan.
8. Landscaping within gathering areas and park areas shall conform to the standards set forth by Riverside County Ordinance No. 859, *Water-Efficient Landscape Requirements.*
9. In accordance with the conditions of approval for implementing projects, conceptual landscape plans for their respective landscape areas shall be submitted to the County Planning Department with the implementing project application for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.

2.10. FIRE PROTECTION PLAN

Pursuant to the County of Riverside General Plan, the RENAISSANCE RANCH COMMERCE CENTER Specific Plan is located within the "Very High" Fire Hazard Severity Zone. Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of all development within the RENAISSANCE RANCH COMMERCE CENTER from fire hazards. The FPP creates a plan that provides this protection while at the same time creating a smooth visual transition from the natural vegetation which may be located to a building's front, side, and/or rear landscapes, to the modified fuel zones beyond.

Fuel modification zones within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan are provided adjacent to open space areas where these abut development areas. Fuel modification planting shall be in accordance with the Riverside County Fire Department (RCFD) standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots within Planning Areas adjacent to open space will be developed in accordance with the FPP to provide adequate buffering and fuel modification zones consistent with RCFD standards. Fuel modification zones will be provided where the conditions outlined below exist, as per the RCFD standards.

2.10.1. URBAN WILDLAND INTERFACE

For projects located within areas of very high wildfire risk, measures designed to manage areas of "urban-wildland interface" are critical.

In order to adequately protect structures adjacent to on-site and off-site open space areas, there must be sufficient "defensible space" between the structure and the fuel associated with the open land. A total of one-hundred feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitation, special fire protection measures will be implemented to help protect the homes from wildfire. These special fire protection measures will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include measures consisting of, but not limited to, non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

2.10.2. FUEL MODIFICATION ZONES

Below are the descriptions and required treatments for the two (2) Fuel Modification Zones (FMZ) within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

1. **FMZ 1 – Paved/Irrigated Zone (Property Owners' Association Maintained)**

FMZ 1 is a 50-foot wide paved/irrigated zone surrounding the building pad and is measured from the exterior walls of the building or from the most distal point of a combustible projection. FMZ 1 is applicable Specific Plan-wide for every perimeter structure. highly flammable native vegetation, as listed in Table 4-2, *Prohibited Plant Species,* shall be removed except for species approved by the Fire Marshal. FMZ 1 is planted with drought-tolerant, less flammable plants. A permanent, automatic irrigation system shall be installed FMZ 1 to maintain hydrated plants. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species.*

2. FMZ 2 – Thinning Zone (Property Owners' Association Maintained)

FMZ 2 is a 50-foot-wide thinning zone beyond FMZ 1 reducing the fuel load of a wildland area adjacent to FMZ 1, and thereby, reduces heat and ember production from wildland fires, slows fire spread, and reduces fire intensity. FMZ 2 consists of thinning treatment to ensure that areas in this zone are free of any dead and dying combustible vegetation, and is measured from the end of FMZ 1's limits extending outwards 50 feet. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species.*

3. Enhanced Zones

Enhanced Zones may be required for buildings located within the Light Industrial and Business Park Planning Areas because they do not meet the minimum 100-foot fuel treatment setback. Any building that is located less than 100 feet shall provide enhanced exterior wall construction, which shall be a minimum one-hour rated construction (or greater rating); with no openings (windows or doors) unless openings are approved by RCFD. If exterior openings are provided in the walls that do not meet the minimum 100-foot fuel treatment setback, exterior fire sprinklers shall be provided. The Specific Plan's design features, asphalt roads and parking stalls, and a fully irrigated landscape, along with the additional required fire protection measure for certain structures that may have a reduce FMZ would provide a level of safety equal to a 100-foot wide FMZ.

2.1.1 FIRE PROTECTION PLAN STANDARDS

1. The Riverside County Fire Department shall review and approve the final Fire Protection Plan for all implementing projects.

2. Once the Fire Protection Plan is implemented, the Fuel Modification Zones shall be maintained in a manner consistent with the Plan.

3. The Specific Plan's Plant Palette, as listed in Table 4-1, *Plant Palette*, shall be approved by the RCFD.

4. Any landscaping provided within parkways and slopes adjacent to native habitat within natural open space areas shall conform to the landscaping prohibitions outlined in Table 4-1, *Plant Palette and* Table 4-2, *Prohibited Plant Species.*

5. Vegetation management, (i.e. assessment of FMZ condition and removal of dead and dying and undesirable species), as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the during the interim period where FMZ is maintained on- or off-site.

DEVELOPMENT STANDARDS

3

CHAPTER THREE establishes the land uses, Development Standards, and Design Criteria for each Planning Area in the RENAISSANCE RANCH COMMERCE CENTER.

3.1 || PLANNING AREA DEVELOPMENT STANDARDS

3.1.1 | BUSINESS PARK

3.1.2 | LIGHT INDUSTRIAL

3.1.3 | OPEN SPACE-CONSERVATION

3.1.4 | OPEN SPACE-CONSERVATION HABITAT

RENAISSANCE RANCH
COMMERCE CENTER

CHAPTER 3 | DEVELOPMENT STANDARDS

This section establishes the land use regulations and Development Standards for each Planning Area in the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. The standards provided herein work in concert with the architecture and landscape guidelines set forth in Chapter 4, *Design Guidelines*, to achieve the desired vision for the RENAISSANCE RANCH COMMERCE CENTER. The Development Standards presented in this section provide the development criteria for each Planning Area within the Specific Plan and are intended to be consistent with the Specific Plan Zoning Ordinance.

Planning Areas within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan were formed on the basis of logical separate areas of land use and development. Design Criteria have been established for each individual Planning Area to ensure that development of the Light Industrial, Business Park, and Open Space areas are consistent with the quality of development and vision of Riverside County for the RENAISSANCE RANCH COMMERCE CENTER

The Planning Area Figures presented in this section (Figure 3-1 and Figure 3-2) are derived from the Specific Land Use Plan for the RENAISSANCE RANCH COMMERCE CENTER (Figure 2-1). The Design Criteria for each Planning Area reference the relevant Figures, including Figures that depict desired architecture and landscaping elements contained throughout this Specific Plan.

A Specific Plan Zoning Ordinance has been prepared and is contained in Chapter 6, *Specific Plan Zoning Ordinance*, of this Specific Plan document. The zoning provisions within that Ordinance formally establish use restrictions and Development Standards for each Planning Area. The zoning provisions should be used in conjunction with the planning standards for each respective Planning Area. The regulations set forth in this chapter shall apply to all Parcel Maps, Site Plans, Plot Plans, Conditional Use Permits, and any other action requiring administrative or discretionary approval within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

Whenever the Development Standards contained in this Specific Plan differ from those contained in the Specific Plan Zoning Ordinance, the provisions of the Specific Plan Zoning Ordinance shall take precedence, or as may be interpreted and approved by the Planning Director. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained in the County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.

For additional information and specifications on the implementation and regulation of development within the RENAISSANCE RANCH COMMERCE CENTER Specific Plan, pursuant to the Development Standards of the Specific Plan and Specific Plan Zoning Ordinance, see Chapter 5, *Implementation Plan*.

3.1. PLANNING AREA DEVELOPMENT STANDARDS

3.1.1 PLANNING AREA 1 [BUSINESS PARK (BP) - 18.11 ACRES]

a. DESCRIPTION

As illustrated in Figure 3-1, Planning Area 1 is designated for 18.11 acres of Business Park land uses in the northwestern portion of the RENAISSANCE RANCH COMMERCE CENTER. Planning Area 1 provides for a maximum of 392,040 square feet of Business Park building area at a maximum FAR of 0.5.

Automobile and heavy commercial truck access to Planning Area 1 is provided via Street 'A' from existing Horsethief Canyon Road, and also may be provided by other internal roadways within Planning Area 1 established during development of the site. Connections to private driveways and drive aisles within Planning Area 1 will be designed and provided, as needed, in conjunction with development of this Planning Area. The ultimate alignment of Street 'A' shall be determined at the time buildings are designed and oriented within Planning Area 1 as part of any implementing project(s).

Planning Area 1 may provide Business Park employees and visitors with recreational amenities which may include, but are not limited to, shared outdoor patio break areas, seating areas, and benches. Planning Area 1 provides decorative landscaping along its frontage with Street 'A' as a visual amenity and provides a landscape buffer along its boundaries to provide a visual transition between the off-site service yard to the north, existing Horsethief Canyon Park to the west, and I-15 Interstate Freeway to the north, and the Horsethief Wastewater Reclamation Facility to the south. An 8-foot-wide Community Trail and 6-foot-wide curb-adjacent sidewalk are located within the right-of-way of Street "A" in Planning Area 1 to provide pedestrian connectivity through the COMMERCE CENTER, along with trail connectivity between Horsethief Canyon Road and Calendula Street.

b. BUSINESS PARK DEVELOPMENT STANDARDS

Below establish the Development Standards that shall apply to Planning Area 1, which is designated Business Park within the RENAISSANCE RANCH COMMERCE CENTER. Additional zoning provisions and design criteria for this Planning Area can be found in the Specific Plan Zoning Ordinance and Chapter 4, *Design Guidelines.*

(1) The ultimate alignment of Street 'A' and the location of any roundabouts (if used) shall be determined at the time buildings are designed and oriented within a Planning Area as part of any implementing project(s).

(2) Land uses within Planning Area 1 shall comply with the Permitted Uses provided in the Specific Plan Zoning Ordinance.

(3) Planning Area 1 shall comply with the Development Standards for Business Park land uses, located in this Chapter 3 and the Specific Plan Zoning Ordinance.

(4) Loading docks and truck parking areas shall be visually screened to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development Standards, from the adjacent residential homes to the west and south, I-15 Freeway, Horsethief Canyon Road, and Calendula Street by any combination of walls, landscaping, and/or other screening features or barriers (such as berms).

(5) Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14'). Outdoor loading and storage areas and loading doors shall be screened, to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development Standards, from view from public streets and/or the adjacent residential homes to the west and south by concrete or masonry walls, tubular steel fencing, and/or landscaping. Any gates shall be lockable. Such walls, fencing, and/or landscaping used as screening shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers,

and loading doors from view of public streets. Screening walls shall be a minimum eight feet (8') in height and shall not exceed fourteen feet (14') in height.

(6) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development Standards, and treated with a neutral color where visible from the adjacent residential homes to the west and south, I-15 Freeway, Horsethief Canyon Road, and Calendula Street.

(7) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.

(8) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.

(9) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods.

(10) Exceptions to the Maximum Building Height may be requested up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.

(11) Additional criteria regarding setbacks, interfaces with off-site uses, building orientation, and other design considerations encouraged during the implementation of this Planning Area are provided in Section 4.4, *Architectural Design Guidelines*, of this Specific Plan, and the Specific Plan Zoning Ordinance document.

c. BUSINESS PARK DESIGN CRITERIA

(1) Primary access to Planning Area 1 shall be provided via Street 'A', as shown on Figure 2-3, *Conceptual Circulation Plan.*

(2) The locations of Business Park entry monumentation for Planning Area 1 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. The final location(s) of all monumentation will be determined in conjunction with development of this Planning Area.

(3) Roadway landscape treatments shall be provided along Street 'A', as conceptually illustrated on Figure 4-8*, Conceptual Street 'A' Streetscape (1 of 2).*

(4) Walls and fencing along the exterior of Planning Area 1 shall be provided as shown in Figure 4-10, *Conceptual Wall and Fence Details,* and Figure 4-11, *Conceptual Wall and Fence Plan.* The final location(s) of walls/fences interior to Planning Area 1 will be established in conjunction with development of this Planning Area.

(5) A landscaped transition shall be provided between Planning Area 1 and the off-site service yard located to the north, as conceptually illustrated in Figure 4-12*, Interface #1 – Business Park to Off-Site Service Yard (North).*

(6) A landscaped transition shall be provided between Planning Area 1 and the off-site residential land uses located to the west, as conceptually illustrated in Figure 4-13*, Interface #2 – Business Park to Off-Site Residential (West).*

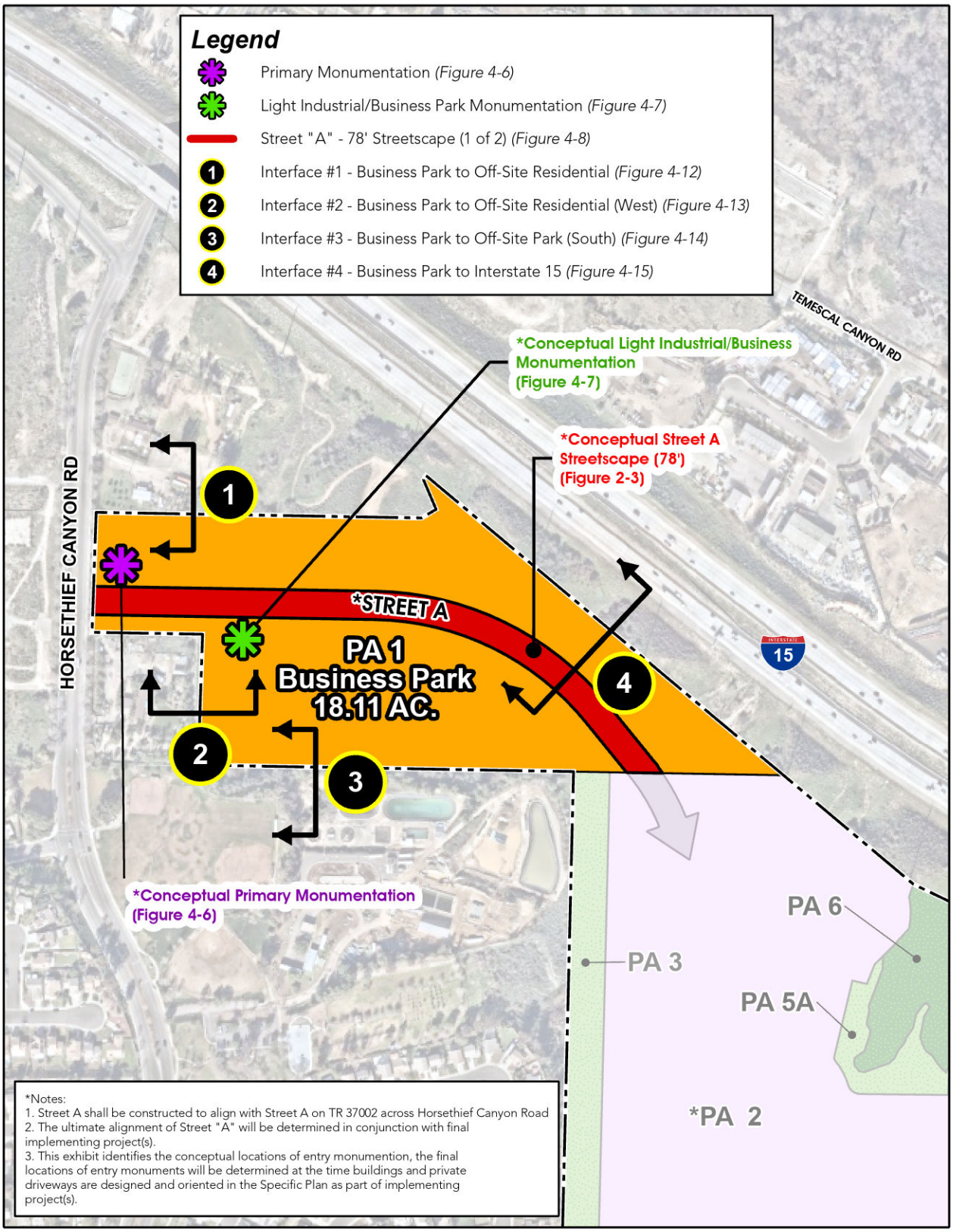
(7) A landscaped transition shall be provided between Planning Area 1 and the off-site Horsethief Canyon Park located to the south, as conceptually illustrated in Figure 4-14*, Interface #3 – Business Park to Off-Site Park (South).*

(8) A landscaped transition shall be provided between Planning Area 1 and the I-15 Freeway located to the north, as conceptually illustrated in Figure 4-15*, Interface #4 – Business Park to Interstate 15.*

(9) Fuel modification zones may be provided around the perimeters or within this Planning Area, as described in Chapter 2.10, *Fire Protection Plan.*

(10) Please refer to Chapter 2, *Development Plan,* for other applicable standards that apply across the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

(11) Please refer to Chapter 4, *Design Guidelines,* for other applicable design criteria.



Source(s): Esri, Brightview (10-15-2020), KWC Engineering (03-08-2021), Nearmap Imagery (January 2023)

Figure 3-1

0 87.5 175 350
Feet

Planning Area 1

3.1.2 PLANNING AREA 2 [LIGHT INDUSTRIAL (LI) - 65.33 ACRES]

a. DESCRIPTION

As illustrated in Figure 3-2, Planning Area 2 is designated for 65.33 acres of Light Industrial land uses in the RENAISSANCE RANCH COMMERCE CENTER. Planning Area 2 provides for a maximum of 1,428,768 square feet of Light Industrial building area at a maximum FAR of 0.5.

Primary automobile and heavy commercial truck access to Planning Area 2 is provided via Street 'A' from Horsethief Canyon Road (through Planning Area 1); a gated emergency vehicle access (EVA) for egress purposes is provided via the Calendula EVA. Heavy commercial truck traffic is prohibited from entering and exiting the COMMERCE CENTER at Calendula Street, except in the event of a fire emergency. The ultimate alignment of Street 'A' shall be determined at the time buildings are designed and oriented within Planning Area 2 as part of any implementing project(s). A private drive can be accessed via Street 'A' to prohibit heavy commercial trucks from using Calendula Street for access. Driveway connections to private driveways and drive aisles within Planning Area 2 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Alternatively, a traditional intersection or roundabout may be provided within the alignment of Street 'A' in Planning Area 2 to prohibit heavy commercial trucks from entering and exiting the COMMERCE CENTER at Calendula Street. The precise locations of the roundabout (if used) will be determined with the ultimate alignment of Street 'A' during the design of implementing project(s).

Planning Area 2 may provide employees and visitors to the Light Industrial uses with open space and recreational amenities, which may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, seating areas, and overhead structures. Planning Area 2 provides decorative landscaping along Street 'A' as a visual amenity, and provides a landscape buffer along its northern boundary to create a visual transition between Planning Area 2 and the I-15 Freeway to the north, adjacent Horsethief Canyon Ranch community to the west and south, and Open Space-Conservation Habitat areas within Planning Area 6. An 8-foot-wide Community Trail and 6-foot-wide curb-adjacent are located within the right-of-way of Street "A" in Planning Area 2 to provide pedestrian connectivity through the COMMERCE CENTER, along with trail connectivity between Horsethief Canyon Road and Calendula Street.

b. LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to Planning Area 2, which is designated Light Industrial within the RENAISSANCE RANCH COMMERCE CENTER. Additional zoning provisions and design criteria for this Planning Area can be found in the Specific Plan Zoning Ordinance and Chapter 4, *Design Guidelines.*

(1) The ultimate alignment of Street 'A' and the location of any roundabouts (if used) shall be determined at the time buildings are designed and oriented within a Planning Area as part of any implementing project(s).

(2) Land uses within Planning Area 2 shall comply with the Specific Plan Zoning Ordinance.

(3) Planning Area 2 shall comply with the Development Standards for Light Industrial land uses, located in this Chapter and the Specific Plan Zoning Ordinance.

(4) Loading docks and truck parking areas shall be visually screened to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development Standards, from the adjacent residential homes to the west and south, I-15 Freeway, Horsethief Canyon Road, and Calendula Street by any combination of walls, landscaping, and/or other screening features or barriers (such as berms).

(5) Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14'). Outdoor loading and storage areas and loading doors shall be screened, to the extent feasible in

conformance with the wall height restrictions and requirements contained in the Development Standards, from view from public streets and/or the adjacent residential homes to the west and south by concrete or masonry walls, tubular steel fencing, and/or landscaping. Any gates shall be lockable. Such walls, fencing, and/or landscaping used as screening shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets. Screening walls shall be a minimum eight feet (8') in height and shall not exceed fourteen feet (14') in height.

(6) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened to the extent feasible in conformance with the wall height restrictions and requirements contained in the Development Standards, and treated with a neutral color where visible from the adjacent residential homes to the west and south, I-15 Freeway, Horsethief Canyon Road, and Calendula Street.

(7) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.

(8) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.

(9) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods.

(10) Exceptions to the Maximum Building Height may be requested up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.

(11) Additional criteria regarding setbacks, interfaces with off-site uses, building orientation, and other design considerations encouraged during the implementation of this Planning Area are provided in Section 4.4, *Architectural Design Guidelines*, of this Specific Plan, and the Specific Plan Zoning Ordinance document.

(12) Additional traffic measure such as signage and weight restrictions may be provided within Planning Area 2 to prohibit heavy commercial trucks from using Calendula Street as access.

c. LIGHT INDUSTRIAL DESIGN CRITERIA

(1) Primary automobile and heavy commercial truck access to Planning Area 2 shall be provided via Street 'A' from Horsethief Canyon Road (through Planning Area 1); emergency vehicle access is provided via Street 'A' to Calendula Street, as shown on Figure 2-3, *Conceptual Circulation Plan.*

(2) The final locations of utility infrastructure facilities in Planning Area 2 will be determined with the ultimate alignment of Street 'A', when buildings are oriented and designed with implementing project(s).

(3) The locations of Light Industrial Entry Monumentation for Planning Area 2 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. The final location(s) of all monumentation will be determined in conjunction with development of this Planning Area.

(4) Roadway landscape treatments shall be provided along Street 'A', as conceptually illustrated on Figure 4-8*, Conceptual Street 'A' Streetscape (1 of 2),* and Figure 4-9, *Conceptual Street 'A' Streetscape (2 of 2).*

(5) Walls and fencing along the exterior of Planning Area 2 shall be provided as shown in Figure 4-10, *Conceptual Wall and Fence Details,* and Figure 4-11, *Conceptual Wall and Fence Plan.* The final location(s) of walls/fences interior to Planning Area 2 will be established in conjunction with development of this Planning Area.

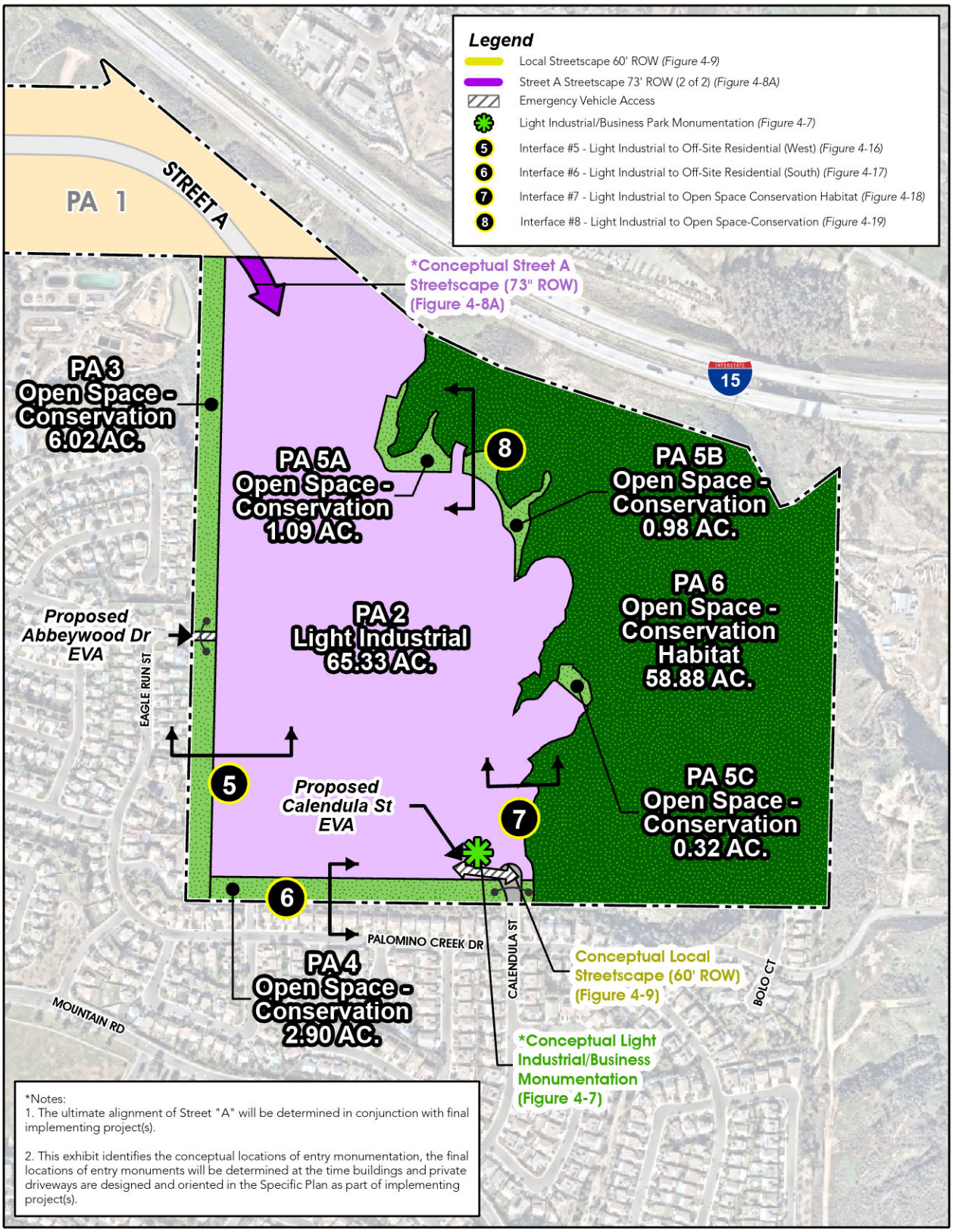
(6) A landscaped transition shall be provided between Planning Area 2 and the off-site Horsethief Canyon Ranch to the west and south, as conceptually illustrated in Figure 4-16, *Interface #5 – Light Industrial to Off-Site Residential (West),* and Figure 4-17, *Interface #6 – Light Industrial to Off-Site Residential (South).*

(7) A landscaped transition shall be provided between Planning Area 2,the Open Space-Conservation area (Planning Areas 5A and 5B), and Open Space-Conservation Habitat (MSHCP) (Planning Area 6) to the east, as conceptually illustrated in Figure 4-18, *Interface #7 – Light Industrial to Open Space* and Figure 4-19, *Interface #8 – Light Industrial to Open Space Conservation and Open Space.*

(8) Fuel modification zones may be provided around the perimeters or within this Planning Area, as described in Chapter 2.10, *Fire Protection Plan.*

(9) Please refer to Chapter 2, *Development Plan,* for other applicable standards that apply across the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

(10) Please refer to Chapter 4, *Design Guidelines,* for other applicable design criteria.



Source(s): Esri, Brightview (10-15-2020), KWC Engineering (03-08-2021), Nearmap Imagery (January 2023)

Figure 3-2

0 150 300 600 Feet

Planning Areas 2, 3, 4, 5 and 6

3.1.3 PLANNING AREAS 3, 4, 5A, 5B & 5C [OPEN SPACE-CONSERVATION - 11.31 ACRES]

a. DESCRIPTION

As illustrated in Figure 3-2, Planning Area 3 (6.02 acres), Planning Area 4 (2.90 acres), Planning Area 5A (1.09 acres), Planning Area 5B (0.98 acres), and Planning Area 5C (0.32 acres) are designated for a combined total of 11.31 acres of Open Space-Conservation uses along the western and southern boundaries of the RENAISSANCE RANCH COMMERCE CENTER. These Planning Areas provide a minimum of 75 feet of additional manufactured slopes, landscaping, buffering, and screening between the Light Industrial Planning Area and Specific Plan boundary. Emergency vehicle access roads and/or private driveways may be provided within Planning Areas 3 and 4, as determined by the Riverside County Fire Department and/or Transportation Department, for private access.

As shown on Figure 3-2, Planning Area 3 is bordered to the east by the Light Industrial uses within Planning Area 2; Planning Area 4 is bordered to the north by Light Industrial uses within Planning Area 2; Planning Areas 5A, 5B and 5C are bordered to the north and south by Open Space-Conservation Habitat and Light Industrial uses, respectively. Planning Areas 5A, 5B, and 5C provide transitional and restoration open space areas that may be conveyed to the RCA. Along with the minimum 75-foot buffer provided by Planning Areas 3 and 4, the full right-of-way of Street "A" (78'or 73'), and further landscaping and parking areas within Planning Area 2 are provided to ensure an adequate buffer between the existing residential homes and to the Light Industrial building's dock doors.

b. OPEN SPACE-CONSERVATION DEVELOPMENT STANDARDS

(1) The ultimate alignment of Street 'A' within Planning Area 2 will be determined with implementing project(s) and may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a minimum width of 75 feet.

(2) All access roads shall conform to the applicable standards of County Ordinance 461, or as approved by the Riverside County Fire Department and/or Transportation Department. Maintenance of all access roads within the project boundaries shall be the responsibility of the project, unless otherwise noted.

(3) The maintenance of the landscape buffers within Planning Areas 3 and 4 are the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.

(4) Walls and fencing along the exterior of Planning Areas 3 and 4 shall be provided to serve as a visual and physical buffer between the Light Industrial land uses within Planning Area 2 and the off-site Horsethief Canyon Ranch community to the west and south, as shown in Figure 4-10, *Conceptual Wall and Fence Details,* and Figure 4-11, *Conceptual Wall and Fence Plan.* The final location(s) of walls/fences interior to Planning Areas 3 and 4 will be determined in conjunction with development of Planning Area 1 and/or Planning Area 2.

(5) The landscape buffers in Planning Areas 3 and 4 are provided in the landscaped transition between the Light Industrial uses within Planning Area 2 and the off-site Horsethief Canyon Ranch community located to the west and south, as conceptually illustrated in Figure 4-16, *Interface #5 – Light Industrial to Off-Site Residential (West),* and Figure 4-17, *Interface #6 – Light Industrial to Off-Site Residential (South).*

(6) A landscaped transition shall be provided between Planning Area 2 and the Open Space-Conservation area in Planning Areas 5A, 5B and 5C, as conceptually illustrated in Figure 4-18, Interface #7 – Light Industrial to Open Space.

(7) Fuel modification zones may be provided around the perimeters or within this Planning Area, as described in Chapter 2.10, Fire Protection Plan.

(8) Please refer to Chapter 2, *Development Plan,* for other applicable standards that apply across the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

(9) Please refer to Chapter 4, *Design Guidelines,* for other applicable design criteria.

3.1.4 PLANNING AREA 6 [OPEN SPACE-CONSERVATION HABITAT - 58.88 ACRES]

a. DESCRIPTION

As illustrated in Figure 3-2, Planning Area 6 (58.88 acres) are designated for Open Space-Conservation Habitat uses (Temescal Wash) in the northeastern and southeastern portion of the RENAISSANCE RANCH COMMERCE CENTER consistent with approved HANS00206. Planning Area 6 also facilitate the site's natural drainage patterns of stormwater originating on and off-site.

Planning Area 6 have been conveyed to the Western Riverside County Regional Conservation Authority (RCA) for inclusion in the MSHCP Reserve, pursuant to HANS00206 and the approved Renaissance Ranch Specific Plan from 2005. The COMMERCE CENTER prohibits development and grading within Planning Area 6, respect the limits of development established in HANS00206.

As shown on Figure 3-2, Planning Area 6 is bordered on the west and south by the Light Industrial uses within Planning Area 2, and to the east by the Specific Plan boundary.

b. OPEN SPACE-CONSERVATION HABITAT DEVELOPMENT STANDARDS

(1) No development, grading or fuel management shall occur within Planning Area 6 to preserve habitat areas conveyed to RCA for inclusion in the MSCHP Reserve.

(2) Walls and fencing along the exterior of Planning Area 2 may be provided to serve as a visual and physical buffer to the open space area within Planning Area 6, as shown in Figure 4-10, *Conceptual Wall and Fence Details,* and Figure 4-11, *Conceptual Wall and Fence Plan.* The final location(s) of walls/fences interior to Planning Area 2 will be determined in conjunction with development of Planning Area 2.

(3) A landscaped transition shall be provided between Planning Area 2 and the Open Space-Conservation Habitat in Planning Area 6, as conceptually illustrated in Figure 4-19, Interface #8 – Light Industrial to Open Space Conservation and Open Space.

(4) Please refer to Chapter 2, *Development Plan,* for other applicable standards that apply across the RENAISSANCE RANCH COMMERCE CENTER Specific Plan.

(5) Please refer to Chapter 4, *Design Guidelines,* for other applicable design criteria.

DESIGN GUIDELINES

4

CHAPTER FOUR establishes the quality and character of the built environment through the design of architecture and landscaping for the master-planned development of RENAISSANCE RANCH COMMERCE CENTER.

4.1 PURPOSE AND INTENT

4.2 DESIGN THEME

4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES

4.4 ARCHITECTURAL DESIGN GUIDELINES

4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES

4.6 LANDSCAPE DESIGN GUIDELINES

RENAISSANCE RANCH
COMMERCE CENTER

CHAPTER 4 | DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

The Design Guidelines presented in this section establish the quality and character of the built environment for the master-planned development of the RENAISSANCE RANCH COMMERCE CENTER. While the Design Guidelines provide direction, they are simultaneously intended to provide a certain level of flexibility to allow creative expression during the design of implementing development projects.

The Design Guidelines provide criteria for landscape design, signage, lighting, architecture, and energy efficiency.

The RENAISSANCE RANCH COMMERCE CENTER'S visual identity will be expressed primarily through landscape, hardscape, and signage elements. The Architectural Design Guidelines contained herein are presented in a manner that ensures consistent architectural expression across the Specific Plan area, while allowing for flexibility in response to the modern-day reality of continuously evolving building design.

The objectives of the Design Guidelines are:

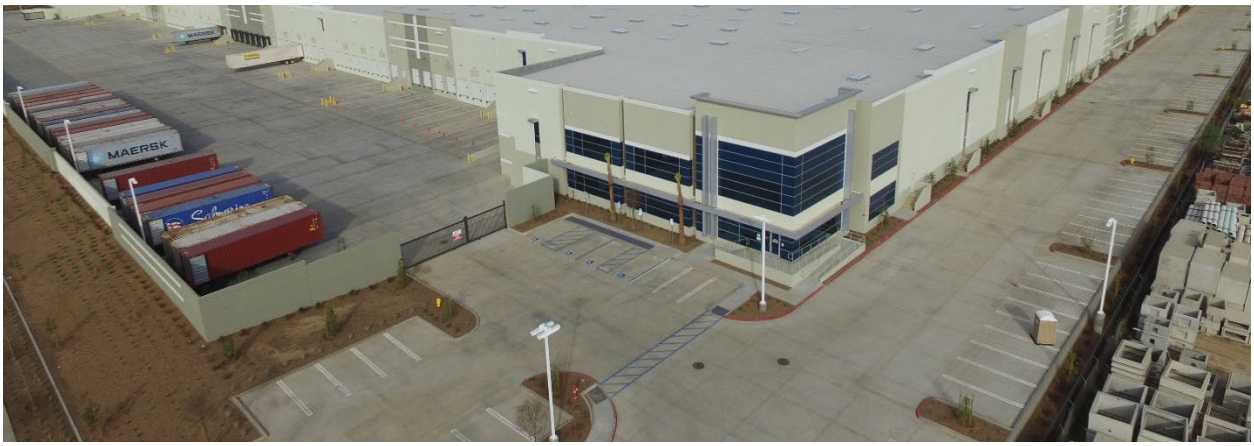
- To describe the thematic elements and the construction quality expected for the RENAISSANCE RANCH COMMERCE CENTER.
- To provide the County of Riverside with assurance that the RENAISSANCE RANCH COMMERCE CENTER will be developed in accordance with the quality and character described within this Specific Plan.
- To serve as a guide to developers, builders, engineers, architects, landscape architects, and other professionals involved with implementing development within the RENAISSANCE RANCH COMMERCE CENTER, in order to achieve and maintain the desired design quality.
- To provide an aesthetic benchmark for the County of Riverside to use in their review of future implementing projects within the Specific Plan.
- To provide a baseline for the RENAISSANCE RANCH COMMERCE CENTER to convey a contemporary aesthetic theme and character while allowing flexibility for practical application and creative expression.
- To encourage the implementation of energy efficiency design features that can be implemented in the site planning, design, and construction phases of the Specific Plan to minimize waste deposited at landfills, decrease energy use and particularly fossil fuel consumption, and reduce domestic water consumption.
- To ensure that the Specific Plan implements the intent of the Riverside County General Plan and applicable County Ordinances.

The majority of the Design Guidelines presented in this section apply to all development within the RENAISSANCE RANCH COMMERCE CENTER, regardless of the land use category. All photographs, illustrations, and diagrams contained in these Design Guidelines serve as visual aids to convey the overall theme. Exact replication of the examples is neither required nor anticipated.

4.2 DESIGN THEME

The RENAISSANCE RANCH COMMERCE CENTER is a contemporary employment hub containing Light Industrial, Business Park, and Open Space land uses. The property's location provides the businesses that will locate here with quick and easy access to the regional transportation network, proximity to workers, proximity to the Ports of LA and Long Beach (approximately 80 miles to the west), and visibility to passers-by along Interstate 15 and Horsethief Canyon Road. The design of the RENAISSANCE RANCH COMMERCE CENTER creates an inviting place to work, shop, and conduct business.

The design theme features a contemporary aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Signs are modern, lighting is focused and directed, landscaping is colorful and drought- tolerant, and design features are applied that lower energy use demands of building operations.



4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES

This section sets forth Design Guidelines that apply to all Planning Areas within the RENAISSANCE RANCH COMMERCE CENTER. Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize these Guidelines in order to maintain design continuity throughout the Specific Plan area.

4.4 ARCHITECTURAL DESIGN GUIDELINES

The architectural style of the RENAISSANCE RANCH COMMERCE CENTER emphasizes a contemporary interpretation of the traditional context with building massing over structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal, aesthetically pleasing proportions and strong shadow patterns. Colors, materials, and textures can be mixed to create interest.

Design elements are selected to be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Individual creativity and identity are encouraged, but design integrity and compatibility must be maintained among all buildings and between Planning Areas, to reinforce a unified image and campus-like setting within the RENAISSANCE RANCH COMMERCE CENTER.

4.4.1 BUILDING FORM

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation, are elements of a building's "form." Building forms are especially important for building faces that are visible along the following view corridors:

- Building façades in Planning Area 1 that are visible from I-15, Street 'A' and Horsethief Canyon Road.
- Building façades in Planning Area 2 that are visible from Street 'A', I-15 Freeway, and the existing residential land uses to the west and south.

Although provided for illustrative purposes only, the image above shows how building faces visible from public roadways incorporate angular changes in massing, building materials, color, texture, and accents; loading docks should not be visible from these roadways.

The following guidelines apply to all buildings within the RENAISSANCE RANCH COMMERCE CENTER to ensure that structural development is visually consistent, appealing, and inviting to pedestrians and motorists. Note that building faces that orient inward to truck courts or service areas and that are not clearly visible from the adjacent residential homes to the west and south, abutting public roads, or abutting publicly accessible viewing areas, are not required to adhere to the below Building Form guidelines.

(1) Use simple geometric shapes as the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Avoid arbitrary, complicated building forms.

(2) Long horizontal wall planes visible from a public street should include periodic changes in exterior building materials, color, decorative accents, and/or articulated features.

(3) Modulation and variation of building masses between adjacent buildings visible from public streets is encouraged.

(4) Make pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) obvious through changes in massing, color, and/or building materials.

(5) Pedestrian and ground-level building entries intended for visitor use should be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief.

(6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated

(7) Materials applied to any elevations shall turn the corner of the building to a logical termination point in relation to architectural features or massing.

4.4.2 BUILDING MATERIALS, COLORS, AND TEXTURES

Building materials and colors play a key role in developing a clean, contemporary visual environment; therefore, the selected exterior materials, colors, and textures should complement one another throughout the RENAISSANCE RANCH COMMERCE CENTER. Slight variations are encouraged to provide visual interest.

(1) Appropriate primary exterior building materials include concrete and similar materials, as well as tilt-up panels. The primary materials should be accented by secondary materials including but not limited to natural or fabricated stone, fire resistant wood siding (horizontal or vertical), and metal.

(2) Trim details may include metal finished in a consistent color, plaster, or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like oversized or excessive foam cornice caps, foam molding and window detailing is discouraged.

(3) Material changes should occur at intersecting planes, preferably at the inside corners of change of wall planes, or where architectural elements intersect.

(4) Primary exterior building colors should be light and gray tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.

(5) Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.

(6) Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent wall.

4.4.3 WINDOWS AND DOORS

The patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each planning area. Guidelines for windows and doors within the RENAISSANCE RANCH COMMERCE CENTER are as follows:

(1) When possible, the positioning of doors and windows on individual building façades should occur in a symmetrical and repetitive pattern to create continuity.

(2) Window styles and trims shall be consistent in form and color in each planning area. Window trims shall be finished in a consistent color on each building.

(3) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.

(4) Glass shall be clear or colored with subtle reflectiveness. Silver glass is prohibited.

(5) Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors), and tacked-on entry alcoves are discouraged.

Although provided for illustrative purposes only, the image above shows the repetitive and symmetrical patterns and appropriate styles of windows and doors, desired for buildings in the RENAISSANCE RANCH COMMERCE CENTER.

4.4.4 WALLS AND FENCES

The following guidelines for walls and fencing will ensure that these features complement the overall RENAISSANCE RANCH COMMERCE CENTER design theme, and are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan area.

(1) Freestanding walls and fences should not exceed a height of fourteen (14') feet, measured from the base of the wall/fence to the top of wall/fence.

(2) Landscaping may be used for visual screening instead of, or in combination with, walls and fences in locations where a solid physical barrier is not needed.

(3) Freestanding walls and fences in public view should be built with attractive, durable materials.

(4) Chain-link fencing is only allowed in areas not within view of public streets.

(5) Along public street frontages, long expanses of freestanding wall surfaces should be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this may include, but are not limited to: openings, material changes, pilasters and posts, and staggered sections.

(6) Wall and fencing materials shall be compatible with other design elements of the RENAISSANCE RANCH COMMERCE CENTER.

Although provided for illustrative purposes only, the image above shows screening and wall concepts for truck courts and loading docks.

4.4.5 TRUCK COURTS AND LOADING DOCKS

(1) Loading doors, service docks, and equipment areas should be oriented or screened to reduce visibility from public roads and publicly accessible locations within the RENAISSANCE RANCH COMMERCE CENTER. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building. Screening may also be accomplished by landscaping and/or berms.

(2) Adequate queuing distance should be provided on site in front of security gates to avoid the circumstance of trucks stacking on public streets waiting to enter at gates.

(3) Truck and service vehicle entries should be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.

(4) Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets.

(5) Conduit should be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available in the lifetime of the RENAISSANCE RANCH COMMERCE CENTER.

(6) Electrical rooms to hold sufficiently sized electrical panels should be installed to facilitate the future potential installation of electrical connections from the electrical room to dock doors and/or a separate designated location where diesel engine trucks and/or trailers for freezer/refrigerated warehouse space would park and connect to the electrical system

Although provided for illustrative purposes only, the image above conceptually shows the design of truck courts and loading docks.

4.4.6 GROUND OR WALL-MOUNTED EQUIPMENT

(1) Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, should be screened when feasible from public viewing areas including adjacent public roads. Screening may be accomplished with solid walls, fences, and/or landscaping.

(2) Electrical equipment rooms should be located within the building envelope. Pop-outs or shed-like additions are discouraged.

(3) Wall-mounted items, such as roof ladders or electrical panels, should not be located on the building façade facing adjacent public roads. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.

Although provided for illustrative purposes only, the image above conceptually shows the screening and locations of ground or wall-mounted equipment.

4.4.7 ROOFTOP EQUIPMENT

(1) Rooftop equipment, including but limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls to minimize, to the extent feasible, visibility from the adjacent residential homes, and shall not be visible abutting public roads, and publicly accessible locations within the RENAISSANCE RANCH COMMERCE CENTER.

(2) Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.

(3) Design the roofs of Industrial buildings to support the future installation of solar panels.

Although provided for illustrative purposes only, the image above shows how rooftop equipment can be screened from public viewing areas.

4.4.8 TRASH ENCLOSURES

(1) All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not clearly visible from public roads, publicly accessible parking lots within the Renaissance Ranch Commerce Center, or other public viewing areas. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.

(2) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted storm water runoff from these structures.

(3) Refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance.

4.4.9 OUTDOOR EMPLOYEE AMENITIES

(1) Bicycle racks should be provided at each building or in a common area that serves multiple buildings to encourage non-vehicular circulation, per CAL GREEN standards (5.106.4 Bicycle Parking).

(2) Light Industrial and Business Park buildings may include an outdoor employee amenity area, including tables and chairs so that workers do not have to travel off-site for outdoor enjoyment.

Although provided for illustrative purposes only, the image above shows the placement of outdoor patio break areas and employee amenities adjacent to buildings.

4.4.10 OUTDOOR LIGHTING

Outdoor lighting of the RENAISSANCE RANCH COMMERCE CENTER is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. All lighting within the boundaries of the Specific Plan and public rights-of-way shall be in accordance with applicable Riverside County standards, including but not limited to the standards for the Mount Palomar Observatory Special Lighting District (Riverside County Ordinance No. 655).

All other lighting on private property in the Specific Plan should adhere to the following guidelines.

(1) Minimize glare and "spill over" light onto public streets, adjacent properties, adjacent residential homes, and MSCHP areas by using downward-directed lights and/or cutoff devises on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed up-light fixtures. Limit light spillover or trespass to one-quarter foot-candle or less, measured from within five feet of any adjacent property line.

(2) Select all lighting fixtures used in the Specific Plan area from the same – or a complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged.

(3) Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.

(4) Neon and similar types of lighting are prohibited in all areas within the RENAISSANCE RANCH COMMERCE CENTER.

(5) Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.

(6) Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.

(7) Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian scaled, are encouraged.

(8) Use exterior lights to accent entrances, plazas, activity areas, and special features.

(9) To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the County of Riverside for visibility and security.

(10) To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.

(11) High Pressure Sodium (HPS) light fixtures are prohibited for site lighting.

Although provided for illustrative purposes only, the image to the left conceptually lighting fixture consistent with the overall theme of the RENAISSANCE RANCH COMMERCE CENTER, and minimizes glare and spill over onto public streets and adjacent properties.

4.4.11 SIGNAGE GUIDELINES

Signage within the Specific Plan area serves a variety of purposes. Signs will identify the RENAISSANCE RANCH COMMERCE CENTER and its building occupants and ensure the efficient circulation of vehicle traffic within the site by identifying vehicular entry points and directing vehicles to their on-site destinations. Also, signage will enhance the pedestrian experience through the design of way finding components: directories, directional signage and destination identifiers.

As such, clear, concise, and easy-to-understand signage that is also visually appealing is vitally important for positive worker and visitor experiences at the RENAISSANCE RANCH COMMERCE CENTER. General design requirements for signage are as follows:

(1) A Master Sign Program for the entire RENAISSANCE RANCH COMMERCE CENTER shall be prepared and approved by the County of Riverside prior to, or concurrent with, the first implementing project.

(2) Subsequent changes to the Master Sign Program following approval of the Specific Plan are deemed "Administrative Changes to the Specific Plan" and shall be reviewed and approved by the Planning Director.

(3) The Master Sign Program shall at a minimum address the following issues related to sign construction, illumination, location, and mounting methods. The Master Sign Program provides adequate and appropriate project, street, building, commercial tenant identification, trail, path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses to ensure that all project signage is designed with a single vision and theme, generally outlined below in Items (4) through (15).

(4) All building signage should be in scale with and in proportion to the primary building facades so that the signage is not 'overpowering' and does not dominate the overall appearance.

(5) The design of the signage shall reflect the type of business and/or uses through its design, material, shape and graphic form. Signage is encouraged to use natural materials where possible.

Although provided for illustrative purposes only, the image above conceptually shows the signage to be provided for the RENAISSANCE RANCH COMMERCE CENTER to enhance the exposure and visibility of the COMMERCE CENTER.

(6) All signs shall be contained within the parcel to which applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators.

(7) Building occupant identification signage shall be in keeping with the character established for the RENAISSANCE RANCH COMMERCE CENTER with variations allowed to accommodate individual user identities/corporate branding standards.

(8) Signs should not cover up windows or important architectural features.

(9) All conductors, transformers, cabinets, housing and other equipment for the illumination of signs shall be concealed and/or incorporated into the building architecture.

(10) Signs shall be constructed so as to not have exposed wiring, raceways, ballasts, conduit, transformers, or the like.

(11) Direction signs may be located at any vehicular or pedestrian decision point.

(12) Vehicular direction signs shall clearly direct to destination anchors within the RENAISSANCE RANCH COMMERCE CENTER, on-site parking areas, and truck routes.

(13) Vehicular direction signs shall be consistent in size, shape, and design throughout the RENAISSANCE RANCH COMMERCE CENTER.

(14) Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.

(15) Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.

4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES

This section sets forth additional guidelines that address considerations unique to all uses permitted within the Light Industrial and Business Park land uses within the RENAISSANCE RANCH COMMERCE CENTER. These Guidelines apply to the design of building sites in Planning Areas 1 and 2 to accommodate Light Industrial and Business Park use(s).

(1) Locate the office portion of warehouse buildings at the corner(s) of the building. For buildings adjacent to Street 'A', 1-15 Freeway, Horsethief Canyon Road, and Calendula Street, orient the office toward these roads to provide visual interest from the public roadway.

(2) Orient and screen elements such as trash enclosure areas, loading bay doors, and service docks in ways that minimize their visibility from the adjacent residential homes, 1-15 Freeway, Horsethief Canyon Road, and Calendula Street.

(3) Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to Light Industrial and Business Park land uses.

   a. Design interior driveways and drive aisles to provide adequate stacking and prevent queuing of vehicles on public streets. Position guardhouses and gates sufficiently inside the site to allow at least one truck to queue in front of the guardhouse or gate off the public street, unless fewer or additional queuing space is deemed necessary by a building-specific queuing analysis based on the expected traffic volumes of the building occupant.

   b. Locate and design service entrances so they do not interfere with owner/tenant/ customer access.

   c. Design loading areas to provide for tractor trailer backing and maneuvering on-site and not from a public street.

   d. Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location appropriate to the scale and needs of the development.

   e. Loading vehicles, when parked, shall not impede normal traffic flow.

(4) Architectural design of Light Industrial and Business Park buildings may be utilitarian in form; however, the design should complement the RENAISSANCE RANCH COMMERCE CENTER overall design theme.

(5) Textured forms, reveals, or scoring on concrete tilt-up panels is recommended for visual relief and to create a base and cornice expression; however, smooth panels with color variation may be used in lieu of textured finishes.

(6) Use primary roof forms that are flat or gently sloping. The ridge line elevation of the primary roof form should not exceed the parapet wall. Change of parapet height is strongly encouraged.

(7) Avoid the use of arched gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.

(8) With the exception of solar panels, where required, screen all rooftop mounted equipment to the extent practical, from public view using materials complementary to those used on the main structure.

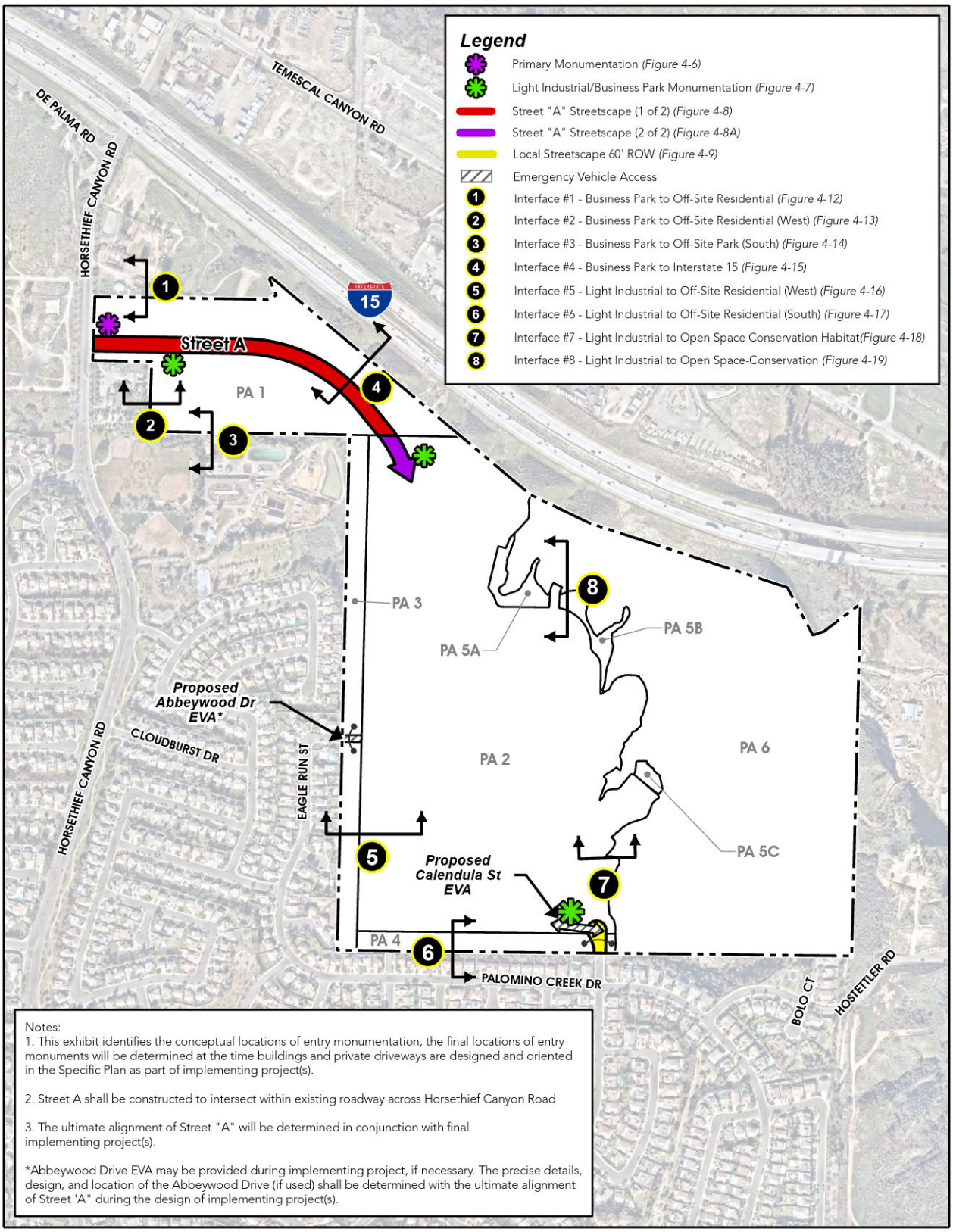
4.6 LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines establish landscape principles and standards that apply to all Planning Areas within the RENAISSANCE RANCH COMMERCE CENTER to ensure that plant materials, entries and monuments, streetscapes and other amenities are compatible with the overall design theme, and that all implementing development projects are united under a common design theme. Additionally, these Landscape Design Guidelines respond to the proximity of the site to MSHCP Open Space areas along the eastern and northeastern boundaries, by avoiding invasive and prohibited plant species. These Landscape Design Guidelines, when taken with the companion Architectural Design Guidelines provided herein, establish an identity for the RENAISSANCE RANCH COMMERCE CENTER that is contemporary, visually appealing, and takes the surrounding areas into consideration.

Although a great deal of specific design information is presented herein, these Guidelines are not intended to establish a set of rigid landscaping requirements for the RENAISSANCE RANCH COMMERCE CENTER. It is recognized that, at times, there will be a need to adapt these Guidelines to meet certain parcel-specific or user-identity requirements. As such, these Landscape Guidelines are provided to be flexible, and are subject to modification over time. However, it is critical to the RENAISSANCE RANCH COMMERCE CENTER long-term design integrity that any deviations from these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified landscape concept across the RENAISSANCE RANCH COMMERCE CENTER.

The Landscape Design Guidelines serves the dual purpose of adding year-round visual appeal while being sensitive to the environment and Southern California climate by using drought-tolerant materials. Landscaping occurs throughout the RENAISSANCE RANCH COMMERCE CENTER, but most prominently at street corners, along roadways, and at building entrances and in passenger car parking lots. Monumentation, occurring at the corners of entrances into the RENAISSANCE RANCH COMMERCE CENTER, welcomes employees and visitors, featuring colorful accent trees, shrubs, and groundcovers.

Streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. As identified on Figure 4-1, *Master Landscape Plan*, the RENAISSANCE RANCH COMMERCE CENTER thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and pedestrian paths. Furthermore, the recommended Plant Palette, community elements, and hardscape materials work in concert to reinforce and emphasize the RENAISSANCE RANCH COMMERCE CENTER landscape theme.



Source(s): Esri, Brightview (10-15-2021), KWC Engineering (2021), Nearmap Imagery (January 2023), RCIT (2023)

Figure 4-1

0 175 350 700 Feet

4.6.1 PLANT PALETTE

Inspired by the adjacent natural landscapes of Santiago Peak and the Lake Mathews Mountain Reserve, the RENAISSANCE RANCH COMMERCE CENTER Plant Palette includes plant communities that are native to the surrounding area. The planting design provides visual interest along highly-traveled portions of the site, using color and form to provide an inviting setting for employees and visitors alike. These areas then strategically transition into more naturalized open spaces.

The Plant Palette for the RENAISSANCE RANCH COMMERCE CENTER was chose to accentuate and enhance the setting of the site, while ensuring the conservation of the site's natural vegetation, water resources, and provide for the unique needs of the Temescal Wash and MSHCP area. The Plant Palette was chosen to accentuate the COMMERCE CENTER'S architectural styles and design elements (hardscape, monumentation, walls and fences, etc.). Table 4-1, *Plant Palette,* provides a base Plant Palette which includes a list for the RENAISSANCE RANCH COMMERCE CENTER'S landscape design along with the associated Water Use Classification of Landscape Species (WUCOLS) value of each species. Alternative plant species may be used in lieu of species listed in Table 4-1, provided the alternative plants are drought-tolerant and accentuate the RENAISSANCE RANCH COMMERCE CENTER design aesthetic.

Five (5) Plant Palette Categories are used to establish and differentiate areas of the RENAISSANCE RANCH COMMERCE CENTER and are described below.

- **Zone A – Entries**

Image from - https://logansimpson.com/landscape-architecture/

The planting in Zone A is provided at entry points into the COMMERCE CENTER at Street 'A' from Horsethief Canyon Road, and along Street 'A's frontage with building sites within Planning Areas 1 and 2. Zone A planting is defined by its showy, eye-catching Plant Palette, as well as its varied heights, colors, and textures. The planting diversity in Zone A provides visual interest along the highly-traveled area of the COMMERCE CENTER.

❖ **Zone B – Transitional**

https://calscape.org/planting-guide.php

The planting in Zone B is provided around the building site perimeters within Planning Areas 1 and 2 to provide a landscaped transition between Zone A (Entries) and Zone C (Open Space-Conservation). Zone B is an ecotone zone and contributes to knitting the COMMERCE CENTER's landscaping and theme together by balancing diversity with plants which are low maintenance and low water use.

❖ **Zone C – Open Space-Conservation**

https://www.trailrunproject.com/photo/7034911

The planting in Zone C is provided within the landscape buffers in Planning Areas 3, 4, 5A, 5B,and 5C, and the open space areas around the perimeters of the building sites within Planning Area 2. The planting in Zone C is defined by its conservation efforts and will remain as such by using native plant communities inspired by the Santiago Peak and Lake Mathews Estelle Mountain Preserve. The plant communities provided in the COMMERCE CENTER are found

historically around the Santiago Peak and consist of sage scrub, chaparral, foothill grasslands, and the oak woodland communities to establish a natural and inviting setting for the COMMERCE CENTER.

❖ Zone D – Open Space-Conservation Habitat

Zone D occurs within the Temescal Wash located in Planning Area 6 of the Specific Plan, where the habitat within these areas shall remain in its natural state. No planting or fuel management shall occur within Planning Area 6, unless authorized by the County of Riverside or Regional Conservation Authority and in accordance with the MSHCP guidelines.

❖ Zone E – Bioswales/Basins

The planting in Zone E occurs within the detention and water quality basins located within the COMMERCE CENTER. This Zone features plants that are acclimated to sudden changes in in conditions such as bioswales, where adaptability to thrive with or without water is required.

Photos of selected plants from the Plant Palette can be found in Figure 4-2, Figure 4-3, Figure 4-4, and Figure 4-5.

TABLE 4-1 PLANT PALETTE

Zone A – Entry Plant Palette		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Peppermint Tree	Agonis flexuosa	M
Marina Strawberry Tree	Arbutus 'Marina'	L
Western Redbud	Cercis occidentalis	L
Fruitless Olive	Olea europaea 'Fruitless'	L
Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	L
Coast live Oak	Quercus agrifolia	L
Holly Oak	Quercus ilex	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Fox Tail Agave	Agave attenuata	L
Century plant	Agave americana	VL
Tree Aloe	Aloe barberae	L
Blue Elf Aloe	Aloe x 'Blue Elf'	L
Coral Aloe	Aloe striata	L
Lemon Verbena	Aloysia triphylla	L
Cushion Bush	Calocephalus brownii	L
Foothill Sedge	Carex Tumulicola	M
Coast Sunflower	Encelia californica	L
Red Hot Poker	Kniphofia uvaria	L
Mexican Lobelia	Lobelia laxiflora	VL
Creeping Rosemary	Rosmarinus officinalis 'Prostratus'	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL

GROUND COVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Bush	Baccharis 'Pigeon Point'	L
Dymondia	Dymondia margaretae	L
California Buckwheat	Eriogonum fasciculatum 'Warriner Lytle'	L
Blue Fescue	Festuca glauca 'Ovina'	M
New Gold Lantana	Lantana x 'New Gold'	L
Majorcan Germander	Teucrium cossonii	L
Blue Chalksticks	Senecio mandraliscae	L
Zone B - Transitional		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Mulga	Acacia aneura	L
Marina Strawberry Tree	Arbutus 'Marina'	L
Western Redbud	Cercis occidentalis	L
Fruitless Olive	Olea europaea 'Fruitless'	L
California Sycamore	Platanus racemosa	L
Coast Live Oak	Quercus agrifolia	L
African Sumac	Rhus lancea	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Fox Tail Agave	Agave attenuata	L
Coyote Bush	Baccharis pilularis	L
Blue Grama	Bouteloua gracilis 'Blonde Ambition'	L
Stalked Bulbine	Bulbine frutescens	L
Baja Fairy Duster	Calliandra californica	L
Foothill Sedge	Carex Tumulicola	M
Spoon Yucca	Dasylirion wheeleri	L
Coast Sunflower	Encelia californica	L
Apache plume	Fallugia paradoxa	VL
Red Yucca	Hesperaloe parvifolia	L
Mexican Lobelia	Lobelia laxiflora	L
Creeping Rosemary	Rosmarinus officinalis 'Prostratus'	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Coyote Bush	Baccharis 'pigion Point'	L
European Grey Sedge	Carex divulsa	L
California Buckwheat	Eriogonum fasciculatum 'Warriner Lytle'	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L

Pink Austrailian Racer	Myoporum parvifolium 'Pink'	L
Fountain Grass	Pennisetum messiacum 'Red Bunny Tails'	L
Blue Chalksticks	Senecio mandraliscae	L

Zone C - Open Space-Conservation		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Peppermint Tree	Agonis flexuosa	L
S. California Black Walnut	Juglans Californica	I
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
Canyon Live Oak	Quercus Chrysolepis	L
Nuttall's Scrub Oak	Quercus dumosa	L
Black Elderberry	Sambucus nigra	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Chamise	Adenostoma fasciculatum	VL
California Sagebrush	Artemisia californica	L
Little Sur Manzanita	Arctostaphylos edmundsii	L
Coyote Brush	Baccharis pilularis	L
Baja Fairy Duster	Calliandra californica	L
California Wild Lilac	Ceanotus spp.	L
Spoon Yucca	Dasylirion wheeleri	L
Coast Sunflower	Encelia californica	L
Brittlebush	Encelia farinosa	VL
Toyon	Heteromeles arbutifolia	L
Sugarbush	Rhus ovata	L
Chaparral currant	Ribes malvaceum	L
Black Sage	Salvia Mellifera	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Monterey Manzanita	Arctistaphylos hookeri	L
Dwarf Coyote Bush	Baccharis 'Pigion Point'	L
Yankee Point Ceanothus	Ceanothus griseus	M
Rock Purslane	Cistanthe grandiflora	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Austrailian Racer	Myoporum parvifolium 'Pink'	L
Zone E – Bioswales/Basins		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS

California Buckeye	Aesculus californica	L
Desert Willow	Chilopsis linearis	L
SHRUBS AND GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
California Sagebrush	Artemisia californica	L
Baja Fairy Duster	Calliandra californica	L
California Wild Lilac	Ceanothus spp.	L
Creeping Cotoneaster	Cotoneaster adpressus praecox	L
Mesa Melaleuca	Malacothamnus fasciculatus	L
Firethorn	Pyracantha spp.	L
Coffeeberry	Rhamnus californica	L
Hydroseed Mix		
SHRUBS AND GROUNDCOVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
California Sagebrush	Artemisia californica	L
Brittlebush	Encelia farinosa	L
Eriogonum fasciculatum	California Buckwheat	L
California Poppy	Eschscholzia californica	L
Small Fescue	Festuca microstachys	L
Our Lords Candle	Hesperoyucca whipplei	L
Dwarf Goldfields	Lasthenia californica	L
Bicolor Lupins	Lupinus bicolor	L
Monkey Flower	Mimulas aurantiacus	L
Great Valley Phacelia	Phacelia cilata	L
White Sage	Salvia apiana	L
Black Sage	Salvia mellifera	L
Purple Needlegrass	Stipa pulchra	L
Tomcat Clover	Trifolium wildenovii	L

4.6.2 PROHIBITED PLANT SPECIES

Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable and are invasive. These characteristics can be physical (structure promotes ignition or combustion) or chemical (volatile chemicals increase flammability or combustion characteristics). Table 4-2, *Prohibited Plant Species*, identifies plant species strictly prohibited from use in landscaped areas and fuel modification zones within the RENAISSANCE COMMERCE CENTER. These plants are prohibited in order to protect the native habitats within and surrounding the RENAISSANCE COMMERCE CENTER from these highly flammable, invasive non-native specific and for fire protection purposes.

TABLE 4-2 PROHIBITED PLANT SPECIES

BOTANICAL NAME	COMMON NAME	COMMENT* F = Flammable I = Invasive
TREES		
Abies species	Fir	F
Agonis juniperina	Juniper Myrtle	F
Casuarina cunninghamiana	River She-Oak	F
Chamaecyparis species (numerous)	False Cypress	F
Cryptomeria japonica	Japanese Cryptomeria	F
Cupressocyparis leylandii	Leyland Cypress	F
Cupressus species *(C. fobesii, C. glabra, C. sempervirens,)*	Cypress (Tecate, Arizona, Italian, others)	F
Eucalyptus species (numerous)	Eucalyptus	F, I
Juniperus species (numerous)	Juniper	F
Lithocarpus densiflorus	Tan Oak	F
Melaleuca species *(M. linariifolia, M. nesophila, M. quinquenervia)*	Melaleuca (Flaxleaf, Pink, Cajeput Tree)	F, I
Picea (numerous)	Spruce	F
Palm species (numerous)	Palm	F, I
Pinus species *(P. brutia, P. canariensis, P. b. eldarica, P. halepensis, P. pinea, P. radiata, numerous others)*	Pine (Calabrian, Canary Island, Mondell, Aleppo, Italian Stone, Monterey)	F
Platycladus orientalis	Oriental arborvitae	F
Pseudotsuga menziesii	Douglas Fir	F
Tamarix species *(T. africana, T. aphylla, T. chinensis, T. parviflora)*	Tamarix (Tamarisk, Athel Tree, Salt Cedar, Tamarisk)	F, I
Taxodium species *(T. ascendens, T. distichum, T. mucronatum)*	Cypress (Pond, Bald, Monarch, Montezuma)	F
Taxus species *(T. baccata, T. brevifolia, T. cuspidata)*	Yew (English, Western, Japanese)	F
Thuja species *(T. occidentalis, T. plicata)*	Arborvitae/Red Cedar	F
GROUNDCOVERS, SHRUBS & VINES		
Acacia species	Acacia	F, I
Adenostoma fasciculatum	Chamise	F
Adenostoma sparsifolium	Red Shanks	F
Agropyron repens	Quackgrass	F, I
Anthemis cotula	Mayweed	F, I
Arctostaphylos species	Manzanita	F
Arundo donax	Giant Reed	F, I
Artemisia species *(A. abrotanium, A. absinthium, A. californica, A. caucasica, A. dracunculus, A. tridentata, A. pynocephala)*	Sagebrush (Southernwood, Wormwood, California, Silver, True tarragon, Big, Sandhill)	F
Atriplex species (numerous)	Saltbush	F, I
Avena fatua	Wild Oat	F
Baccharis pilularis	Coyote Bush	F
Bambusa species	Bamboo	F, I

Bougainvillea species	Bougainvillea	F, I
Brassica species *(B. campestris, B. nigra, B. rapa)*	Mustard (Field, Black, Yellow)	F, I

*F = Flammable, I = Invasive

Notes:

1. Plants on this list that are considered invasive are a partial list of commonly found plants. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study.
2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.
3. The absence of a particular plant, shrub, groundcover, or tree, from this list does not necessarily mean it is fire resistive.
4. All vegetation used in Fuel Modification Zones and elsewhere in this development shall be subject to approval of the Riverside County Fire Department.
5. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.

TREE SELECTION

Agonis flexuosa
(Peppermint Tree)

Arbutus 'Marina'
(Marina Strawberry Tree)

Cercis occidentalis
(Western Red Bud)

Olea europaea 'Swan Hill'
(Fruitless Olive)

Parkinsonia x 'Desert Museum'
(Desert Museum Palo Verde)

Quercus Agrifolia
(Coast Live Oak)

Quercus ilex
(Holly Oak)

SHRUB SELECTION

Agave attenuata
(Fox Tail Agave)

Agave americana
(Century plant)

Aloe barberae
(Tree Aloe)

Aloe x 'Blue Elf'
(Blue Elf Aloe)

Aloe striata
(Coral Aloe)

Aloysia triphylla
(Lemon Verbena)

Calocephalus brownii
(Cushion Bush)

Carex tumulicola
(Foothill Sedge)

Encelia californica
(Coast Sunflower)

Kniphofia uvaria
(Red Hot Poker)

Lobelia laxiflora
(Mexican Lobelia)

Rosmarinus officinalis 'Prostratus'
(Creeping Rosemary)

Westringia fruticosa
(Coast Rosemary)

Yucca filamentosa
(Adam's Needle)

GROUND COVER

Baccharis pilularis
(Dwarf Coyote Bush)

Dymondia margaretae
(Dymondia)

Eriogonum fasciculatum
'Warriner Lytle'
(Common Buckwheat)

Festuca glauca ' Ovina'
(Blue Fescue)

Lantana x 'New Gold'
(New Gold Lantana)

Teucrium cossonii
(Majorcan Germander)

Senecio mandraliscae
(Blue Chalksticks)

Source(s): BrightView (12-09-2020)

Figure 4-2

Not to Scale

Conceptual Entry Plant Palette

TREE SELECTION

Acacia aneura
(Mulga)

Arbutus 'Marina'
(Marina Strawberry Tree)

Cercis occidentalis
(Western Redbud)

Olea europaea 'Fruitless'
(Fruitless Olive)

Platanus racemosa
(California Sycamore)

Quercus agrifolia
(Coast Live Oak)

Rhus lancea
(African Sumac)

SHRUB SELECTION

Agave attenuata
(Fox Tail Agave)

Baccharis pilularis
(Coyote Brush)

Bouteloua gracilis
(Blue Grama)

Bulbine frutescens
(Stalked Bulbine)

Calliandra Californica
(Baja Fairy Duster)

Carex tumulicola
(Foothill Sedge)

Dasylirion wheeleri
(Spoon Yucca)

Encelia californica
(Coast Sunflower)

Fallugia paradoxa
(Apache plume)

Hesperaloe parviflora
(Red Yucca)

Lobelia laxiflora
(Mexican Lobelia)

Rosmarinus officinalis 'Prostratus'
(Creeping Rosemary)

Westringia fruticosa
(Coast Rosemary)

Yucca filamentosa
(Adam's Needle)

GROUND COVER

Baccharis Pilularis
(Dwarf Coyote Bush)

Carex
(European Grey Sedge)

Festuca mairei
(Atlas Fescue)

Lantana x 'New Gold'
(New Gold Lantana)

Myoporum parvifolium
'Pink' (Pink Australian
Racer)

Pennisetum messiacum 'Red Bunny
Tails'
(Fountain Grass)

Senecio mandraliscae
(Blue Chalksticks)

Source(s): BrightView (10-15-2020)

Figure 4-3

Not to Scale

Conceptual Transitional Plant Palette

TREE SELECTION

Agonis flexuosa
(Peppermint Tree)

Juglans californica
(S. California Black Walnut)

Platanus racemosa
(California Sycamore)

Quercus agrifolia
(Coast Live Oak)

Quercus chrysolepis
(Canyon Live Oak)

Quercus dumosa
(Nuttall's Scrub Oak)

Sambucus nigra
(Black Elderberry)

SHRUB SELECTION

Adenostoma fasciculatum
(Chamise)

Artemisia californica
(California Sagebrush)

Arctostaphylos edmundsii
(Little Sur Manzanita)

Baccharis pilularis
(Coyote Brush)

Calliandra Californica
(Baja Fairy Duster)

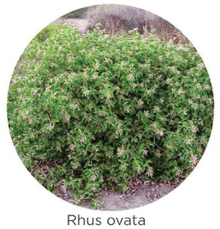
Ceanothus spp.
(California Wild Lilac)

Dasylirion wheeleri
(Spoon Yucca)

Encelia californica
(Coast Sunflower)

Encelia farinosa
(Brittlebush)

Heteromeles arbutifolia
(Toyon)


Rhus ovata
(Sugarbush)

Ribes malvaceum
Chaparral Currant)

Salvia mellifera
(Black Sage)

Yucca filamentosa
(Adam's Needle)

GROUND COVERS

Arctostaphylos hookeri
(Monterey Manzanita)

Baccharis pilularis
(Dwarf Coyote Bush)

Ceanothus griseus
(Yankee Point Ceanothus)

Cistanthe grandiflora
(Rock Purslane)

Festuca mairei
(Atlas Fescue)

Lantana x 'New Gold'
(New Gold Lantana)

Myoporum parvifolium
'Pink' (Pink Australian
Racer)

Source(s): BrightView (12-09-2020)

Figure 4-4

Not to Scale

Conceptual Open Space-Conservation Plant Palette

TREES SELECTION

Aesculus californica
(California Buckeye)

Chilopsis linearis
(Desert Willow)

SHRUB SELECTION

Pyracantha spp.
(Firethorn)

Rhamnus californica
(Coffeeberry)

Artemisia californica
(California Sagebrush)

Calliandra Californica
(Baja Fairy Duster)

Ceanothus spp.
(California Wild Lilac)

Cotoneaster adpressus
praecox
(Creeping Cotoneaster)

Malacothamnus fasciculatus
(Mesa Melaleuca)

HYDROSEED MIX - CHAPARRAL SAGE SCRUB MIX TO BE APPLIED TO 3:1 SLOPES SEE INTERFACE SECTIONS FOR PLACEMENT

Artemisia californica
(California Sagebrush)

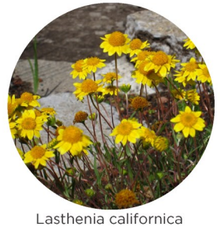
Encelia farinosa
(Brittlebush)

Eriogonum fasciculatum
(California Buckwheat)

Eschscholzia californica
(California Poppy)

Festuca microstachys
(Small Fescue)

Hesperoyucca whipplei
(Our Lord's Candle)


Lasthenia californica
(Dwarf Goldfields)

Lupinus bicolor
(Bicolor Lupine)

Mimulas aurantiacus
Monkey Flower)

Phacelia ciliata
(Great Valley Phacelia)

Salvia apiana
(White Sage)

Salvia mellifera
(Black Sage)

Stipa pulchra
(Purple Needlegrass)

Trifolium wildenovii
(Tomcat Clover)

Source(s): BrightView (10-15-2020)

Figure 4-5

Not to Scale

Conceptual Bioswales/Basins Plant Palette

4.6.3 IRRIGATION

The following general irrigation concepts shall be considered in the design and installation of irrigation systems within the RENAISSANCE RANCH COMMERCE CENTER:

(1) All landscaped areas shall be equipped with a permanent, automatic, underground irrigation system. Drip systems and highly efficient rotators are encouraged in all areas needing irrigation. Irrigation systems must conform to all County of Riverside requirements and State Model Water Efficient Landscape Ordinance AB1881.

(2) Irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off. (E)

(3) Connect the irrigation system to the recycled water conveyance system, if available.

(4) "Pop-up" type sprinkler heads may be used adjacent to walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed and maintained to prevent run-off and overspray.

(5) The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible.

(6) The irrigation system shall be programmed to operate between 8:00pm and 9:00am.

4.6.4 MONUMENTATION

Entry Monumentation has been created in order to identify arrival to the RENAISSANCE RANCH COMMERCE CENTER, distinguish individual Planning Areas, and establish a sense of place consistent with the overall COMMERCE CENTER theme. The entry treatments have been designed to create a distinctive visual statement that emphasizes the RENAISSANCE RANCH COMMERCE CENTER's image as a high-quality, contemporary development.

The Conceptual Primary and Light Industrial/Business Park Monumentation examples illustrated within these Design Guidelines represent consistent interpretations of the COMMERCE CENTER's character and theme. Implemented monumentation need not match these examples exactly, and may be designed with enough flexibility to respond to physical contexts and the needs and desires of specific tenants, but all entry monuments should be consistent in theme and character. Consistency should be established through use of matching or complementary logos, type styles, materials and color schemes throughout the area being identified.

The conceptual location of entry monumentation is depicted on Figure 4-1, *Master Landscape Plan.* Note that Figure 4-1 identifies the conceptual locations of entry monumentation, the final locations of entry monuments will be determined at the time buildings and private driveways are designed and oriented in the Specific Plan area as part of implementing project(s).

❖ Primary Monumentation

The Primary Monumentation provided within the RENAISSANCE RANCH COMMERCE CENTER creates an inviting atmosphere for employees and visitors by providing a form of wayfinding and sense of identity to the COMMERCE CENTER. Primary Entry Monuments may be provided along the Street 'A' entry point at Horsethief Canyon Road. As shown on Figure 4-6, *Conceptual Primary Monumentation,* the Primary Monumentation takes inspiration from natural elements and could consist of rammed earth walls with steel cut out plaques of the project name, and/or board formed concrete with steel cut out letters of the project name. The trees, shrubs, and groundcovers planted in the background

and foreground of the Primary Entry Monument are in accordance with the "Entry Plant Palette" landscaping zone listed in Table 4-1, *Plant Palette.*

❖ Light Industrial/Business Park Monumentation

The Light Industrial/Business Park Monumentation may be provided at entries into individual building sites within Planning Areas 1 and 2 to announce the arrival into the Light Industrial and Business Park areas for employees and visitors. As shown on Figure 4-7, *Conceptual Light Industrial/Business Park Monumentation*, the Light Industrial/Business Park Monumentation takes inspiration from natural elements and could consist of rammed earth walls with steel cut out plaques of the project name and building tenants, and/or board formed concrete with steel cut out letters of the project name and building tenants. The trees, shrubs, and groundcovers planted in the background and foreground of the Light Industrial/Business Park Monuments are in accordance with the "Entry Plant Palette" landscaping zone listed in Table 4-1, *Plant Palette.*

❖ Project Identification Signage

The final location, design, and materials of Project Identification Signage will be determined during the RENAISSANCE RANCH COMMERCE CENTER'S Master Sign Program process. Project Identification Signage may be provided to maximize exposure and enhance the visibility of the RENAISSANCE RANCH COMMERCE CENTER by orienting the signs towards the site's frontage with Interstate 15 and Horsethief Canyon Road. This Project Identification Signage may include freestanding monument signs, freestanding pylon signs, and freestanding tenant signs at a maximum height of 60 feet and maximum width of 25 feet. The Project Identification Signage may consist of the project's name, project's logo, tenant logos, and/or tenant text. Signage is encouraged to use natural materials where possible.

4.6.5 STREETSCAPES

Street 'A' is designed with two different widths and serves as the backbone road for the RENAISSANCE RANCH COMMERCE CENTER. The wider section (73' - 78' ROW) provides primary automobile and heavy commercial truck access from Horsethief Canyon Road, as well as through the COMMERCE CENTER. The Street "A" Streetscapes are critical to creating a sense of place, and maintaining the COMMERCE CENTER'S high-quality theme. Streetscapes also serve the functional purposes of softening and screening less desirable project elements from public view. Streetscapes throughout the COMMERCE CENTER are planted with a combination of street trees, shrubs, and large masses of groundcover. The landscaping Plant Palette for streetscapes links the roadway to the rest of the COMMERCE CENTER by providing continuity throughout the entire development using the Landscape Zones discussed in Section 4.6.1, *Plant Palette.* Landscape treatments could include elements such as trails, sidewalks, pedestrian paths, and parkway trees to enhance roadway appearances. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees in accordance with Table 4-1, *Plant Palette*. In all instances, an appropriate line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the COMMERCE CENTER. The conceptual streetscape landscape treatments within the RENAISSANCE RANCH COMMERCE CENTER are presented on the following pages.

❖ Street 'A' Streetscape 73'-78' ROW

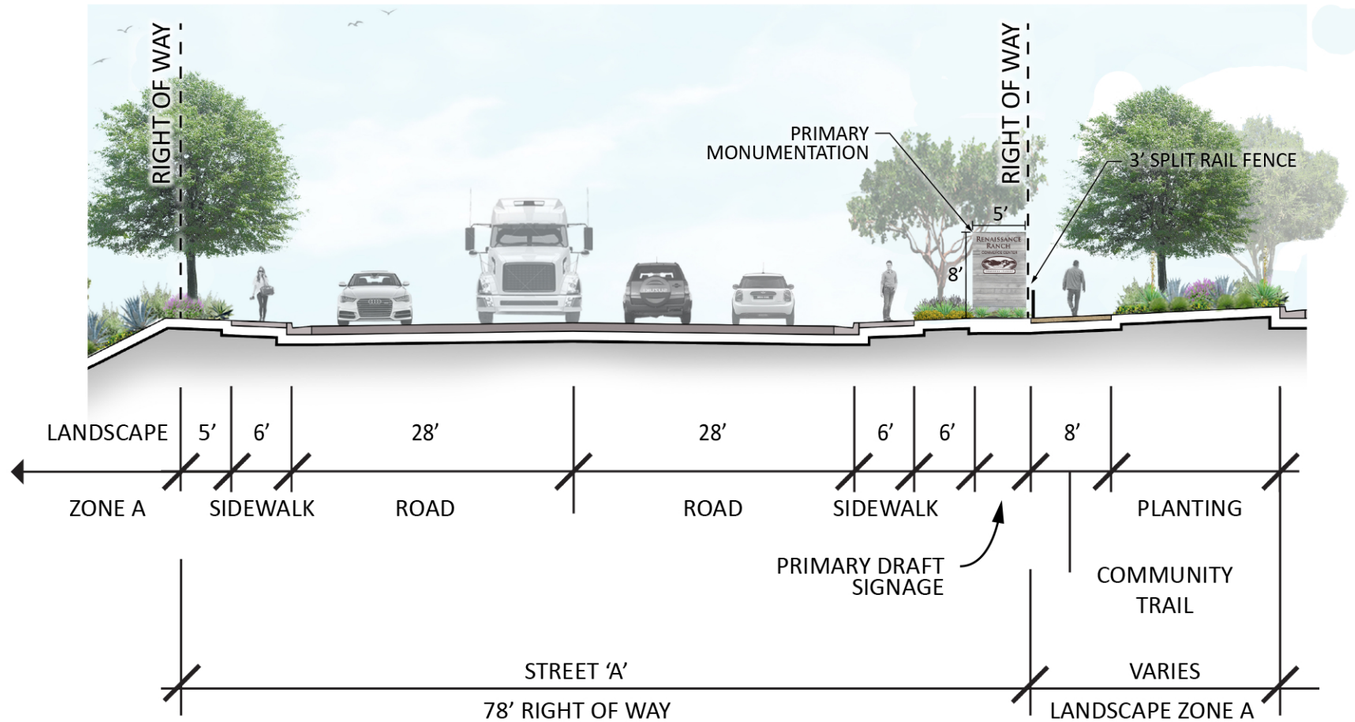
As shown on Figure 4-8, *Conceptual Street 'A' Streetscape),* the portions of Street 'A' (final alignment to be determined) providing access from (1) Horsethief Canyon Road to Planning Area 2 (final location to be determined), and (2) Planning Area 2 to Calendula Street (final location to be determined), are a Modified Industrial Collector, with a 78-foot right-of-way and 73-foot right-of-way, respectively.

a. The 78-foot right-of-way, along the Business Park frontage, consists of 56 feet of paving curb to curb, a 6-footwide curb-adjacent sidewalk and 5-foot-wide landscaped parkway along both sides of the street. Additionally, on the side of the street away from the Business Park Pad, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, a 3-foot-high split rail fence and an 8-foot-wide Community Trail. The trees, shrubs, and groundcovers planted in the landscape zones along Street 'A' are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, Plant Palette.

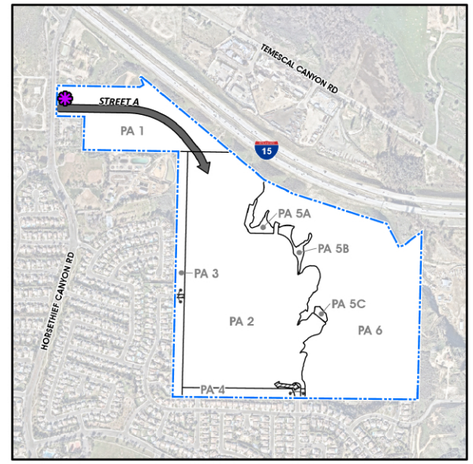
b. The 73-foot right-of-way, along the Light Industrial frontage, consists of 56 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk and 5-foot-wide landscaped parkway along the Industrial Pad side of the street. Additionally, on the side of the street away from the Business Park Pad, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, a 3-foot-high split rail fence and an 8-foot-wide Community Trail. The trees, shrubs, and groundcovers planted in the landscape zones along Street 'A' are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, Plant Palette.

❖ Calendula Street Streetscape 60' ROW

The Calendula Street EVA terminates at Calendula street via a gate. Calendula Street is extended as a cul-de-sac to adequately provide egress access to passenger vehicles. Heavy commercial truck traffic is prohibited from entering and exiting the COMMERCE CENTER at Calendula Street (except in the event of a fire emergency), which connects to the 73' ROW segment of Street 'A' within Planning Area 2. Heavy commercial truck access is prohibited from entering and exiting the COMMERCE CENTER at Calendula Street, except in the event of a fire emergency. As shown on Figure 4-9, *Conceptual Calendula Street Streetscape,* Calendula Street is a Modified Local Street, with a 60-foot right-of-way consisting of 40 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk, and a 4-foot-wide landscaped parkway along both sides of the street. Additionally, a 10-foot-wide trail easement is provided outside of the right-of-way and consists of a 1-foot-wide landscaped area on both sides of the easement, an 8-foot wide Community Trail, and a 3-foot high split rail fence at the downslope as needed. The trees, shrubs, and groundcovers planted in the landscape zones along Street 'A' are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, Plant Palette.



KEY MAP



MATERIAL EXAMPLES

Rammed earth wall with steel cut out plaque

Rammed earth wall

Board formed concrete with steel cut out letters

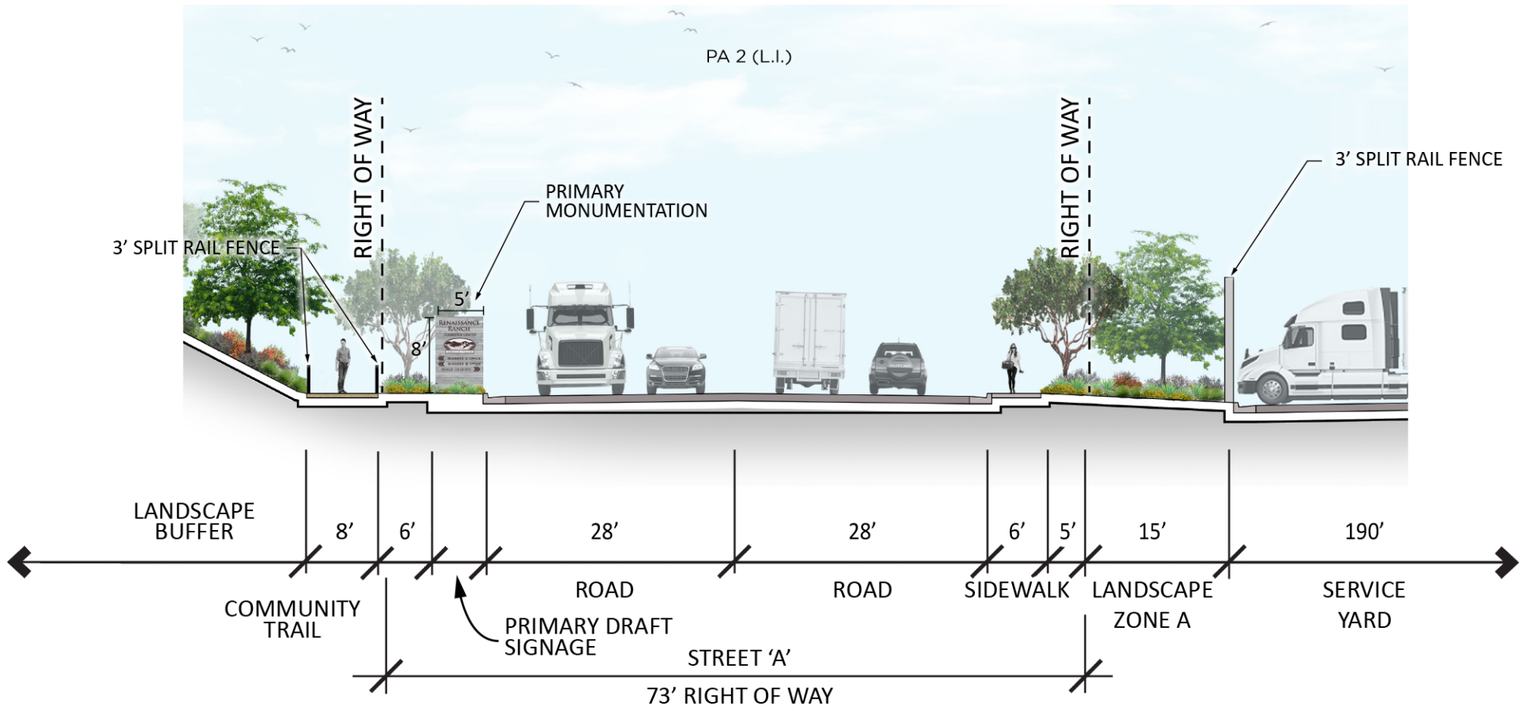
Text Dimension - Signage Enlargement

Source(s): BrightView (04-30-2021), Coloradohardscapes.com, Nic Lehoux Photography, Tassiesurf.com

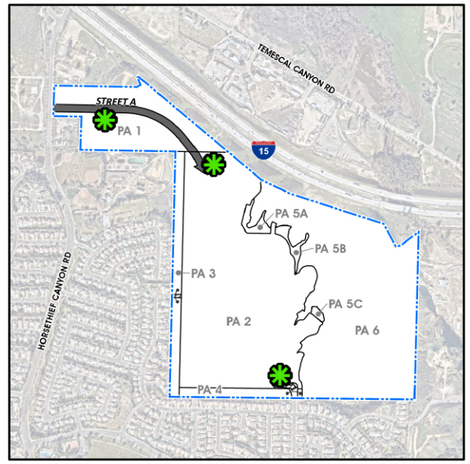
Figure 4-6

Not to Scale

Conceptual Primary Monumentation



KEY MAP



MATERIAL EXAMPLES

Rammed earth wall with steel cut out plaque

Rammed earth wall

Board formed concrete with steel cut out letters

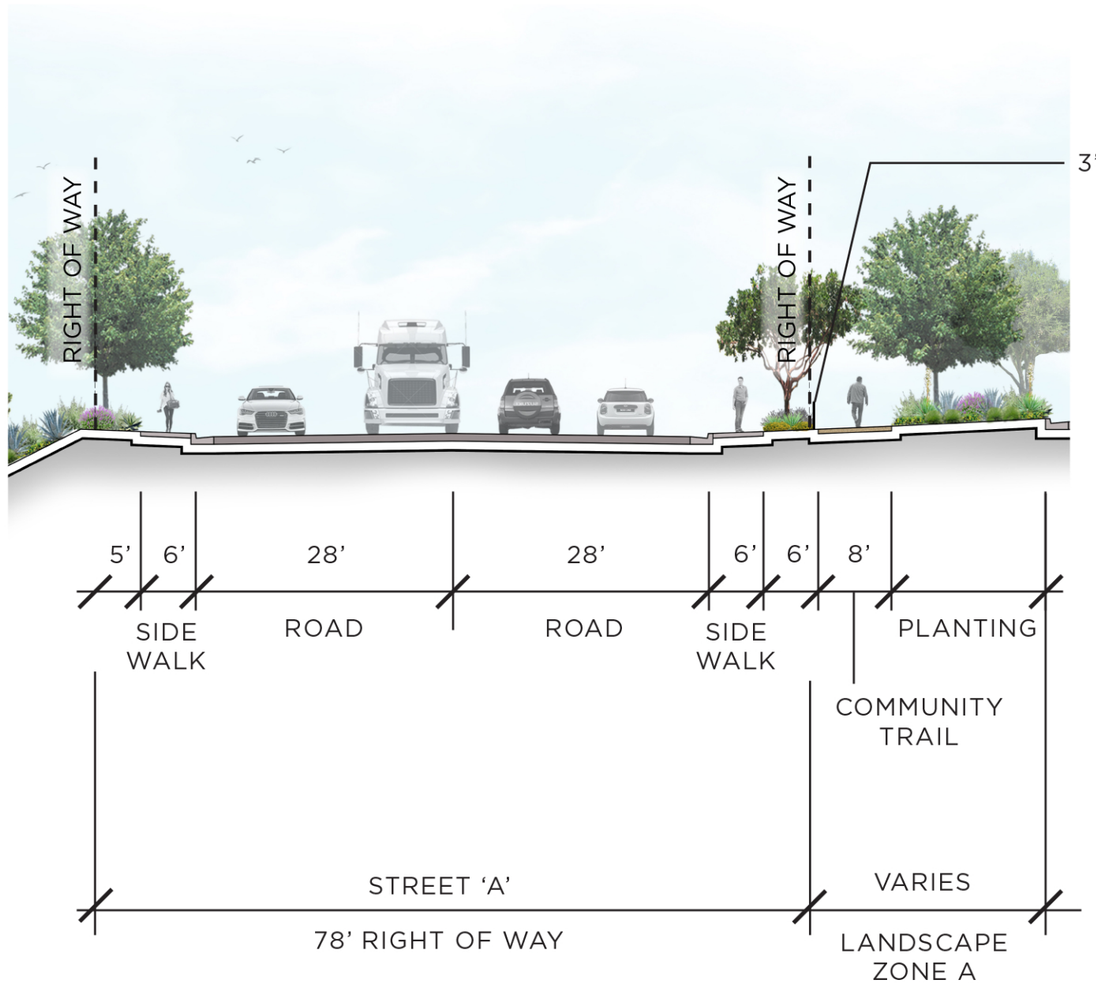
Text Dimension - Signage Enlargement

Source(s): BrightView (04-30-2021), Coloradohardscapes.com, Nic Lehoux Photography, Tassiesurf.com

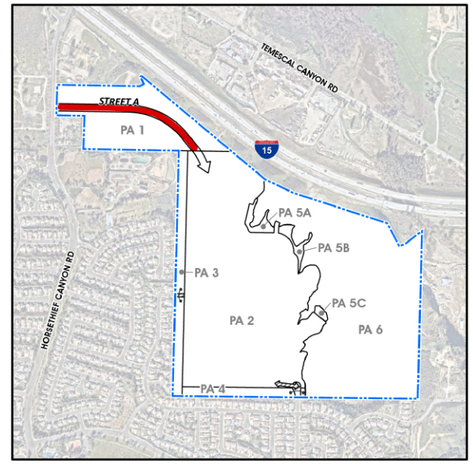
Figure 4-7

Not to Scale

Conceptual Light Industrial/Business Park Monumentation



KEY MAP



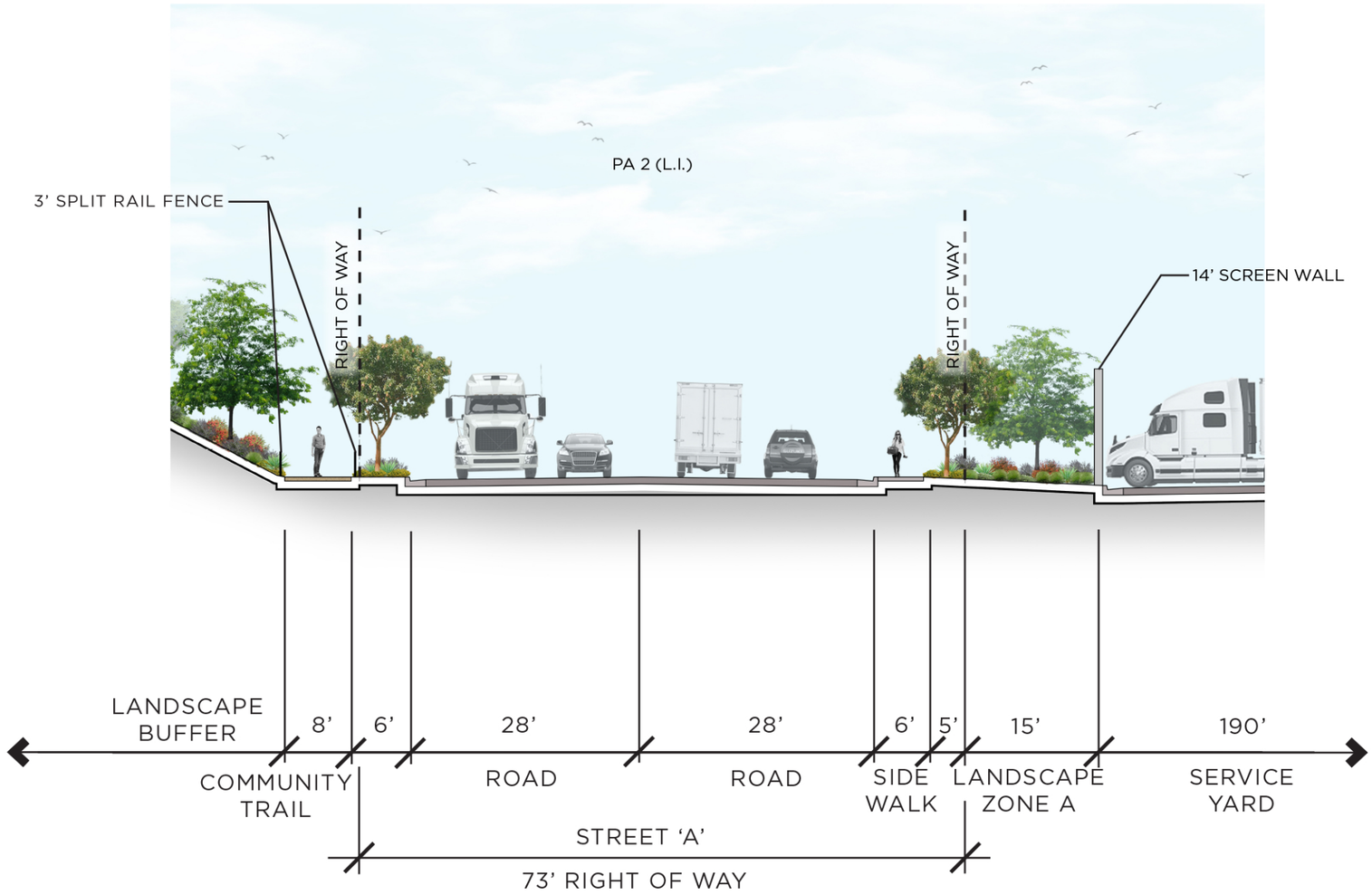
NOTE: SIDEWALK IS PROVIDED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE LIGHT INDUSTRIAL PAD.

Source(s): BrightView (07-24-2023)

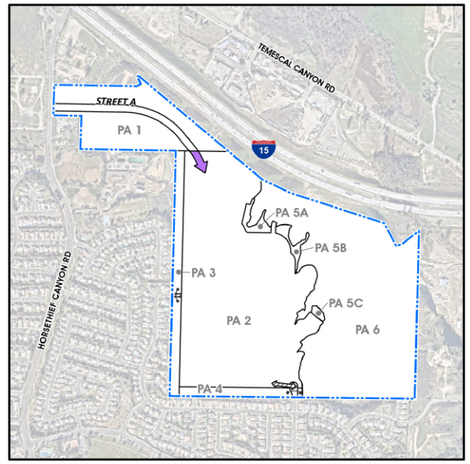
Figure 4-8

Not to Scale

Conceptual Street "A" Streetscape (1 of 2)



KEY MAP



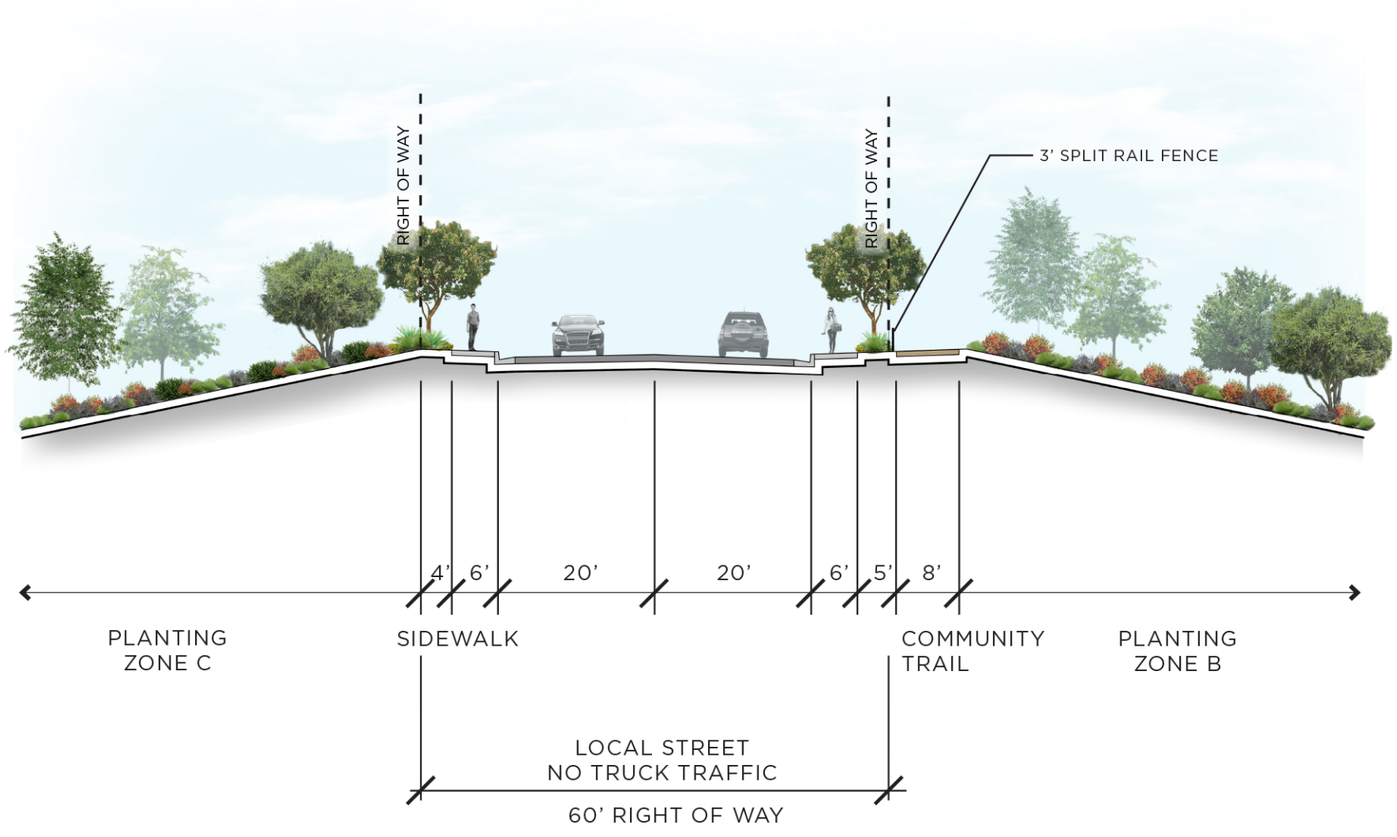
NOTE: SIDEWALK IS PROVIDED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE LIGHT INDUSTRIAL PAD.

Source(s): BrightView (07-24-2023)

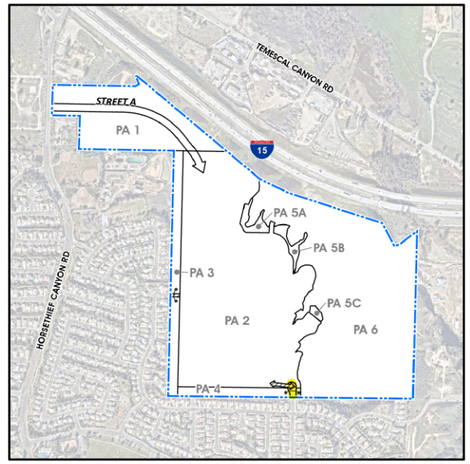
Figure 4-8A

Not to Scale

Conceptual Street "A" Streetscape (2 of 2)



KEY MAP



NOTE: SIDEWALK IS PROVIDED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE LIGHT INDUSTRIAL PAD.

Source(s): BrightView (07-24-2023)

Figure 4-9

Not to Scale

Conceptual Local Street Streetscape

4.6.6 WALL AND FENCES

Along building site perimeters and interior to building sites, walls and fences will be provided for screening, buffering, and security purposes within the RENAISSANCE RANCH COMMERCE CENTER. The final locations and details of these walls and fences will be determined when buildings are designed and oriented within a Planning Area as part of any implementing project(s). As shown on Figure 4-10, *Conceptual Wall and Fence Details,* and Figure 4-11, *Conceptual Wall and Fence Plan*, tubular steel fences, concrete screen walls, retaining walls, and concrete masonry unit walls may be provided around the perimeters of individual building sites. Walls and fences should be provided around loading and dock areas, trailer parking areas, and parking lots to screen on-site uses from public views and public roads. Limited use of colored and slatted chain link fencing is permitted where this fence type is not visible from public roadways or view areas. Landscaping also provides screening between the COMMERCE CENTER'S land uses and off-site areas.

❖ Tubular Steel Fence

Tubular steel fences may be provided around the perimeters of basins within Planning Areas 1 and 2, within individual building sites around loading and dock areas, truck yards, and parking lots, and/or as an alternative to concrete block walls, and concrete screen walls, when screening is not required. Tubular steel fences have a minimum height of eight (8') feet and include solid steel rods which are hot-dipped galvanized and powder coated with aluminum square caps.

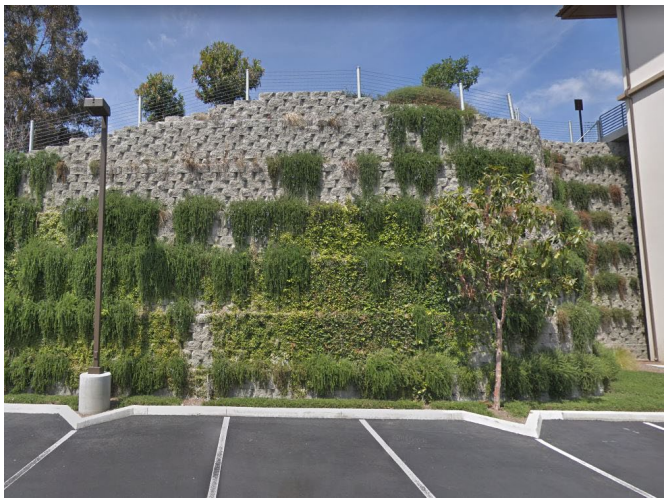
❖ Concrete Masonry Unit (CMU) Wall

A CMU wall may be provided along the eastern and western property lines of the Light Industrial building in Planning Area 2, around the southern property line of the building in Planning Area 1, and/or as an alternative to tubular steel fences or concrete screen walls, and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. CMU walls are designed to with a maximum height of fourteen (14') feet, consisting of a split-face block wall, split-face block pilaster with precision caps, and precision block caps. Existing concrete block walls are provided along the rear property line of the homes located to the west and south.

❖ Concrete Screen Wall

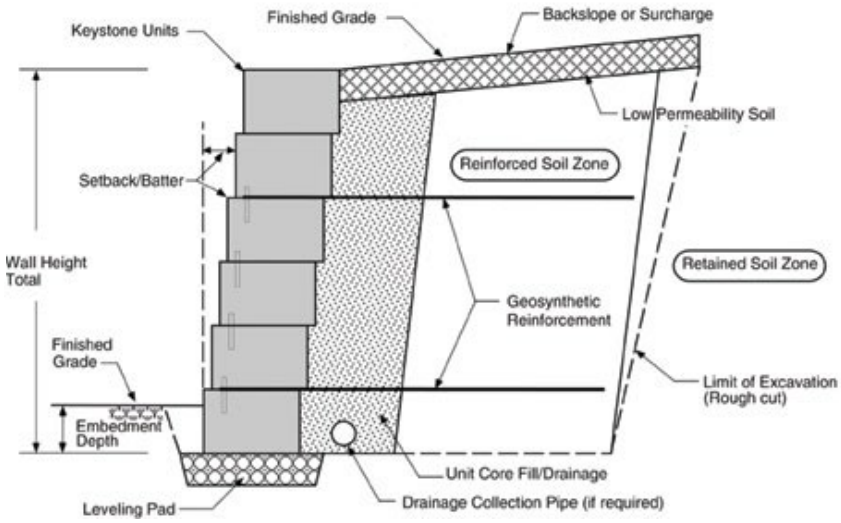
A concrete screen wall may be provided along the boundaries of the Light Industrial and Business Park uses within Planning Areas 1 and 2 and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. Concrete screen walls range from six (6') to fourteen (14') feet tall, consisting of painted concrete tilt-up screen walls, with the top of the walls painted. In addition, concrete screen walls may provide rolling gates made of tubular steel fencing for additional security. The final details of the locations and heights of concrete screen walls will be determined when buildings are designed and oriented during implementation of the RENAISSANCE RANCH COMMERCE CENTER.

❖ Retaining Wall

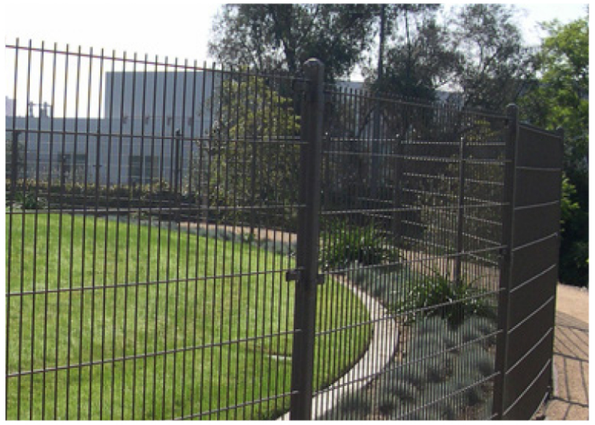


Retaining/geo-grid walls are anticipated to be used in a variety of locations within the Specific Plan (specifically along portions of: the northern, northeastern, and southern boundary of Planning Area 1, along the perimeters of Planning Areas 3, 4, 5A, 5B, and 5C, and the eastern boundary of the Light Industrial Planning Area 2). These walls are typically up to approximately 30 feet in height, and in some instances may exceed 50 feet in height. As shown in the images to the left and below, retaining walls are anticipated to include keystone battered walls with planting, however, all walls will be designed and constructed at the time implementing project(s) are submitted, in accordance with the California Building Code and the standards and requirements of the County of Riverside.

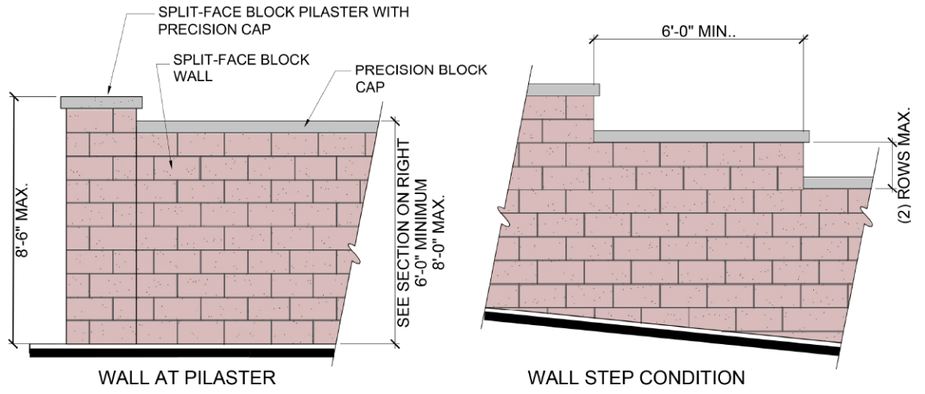
Although provided for illustrative purposes only, the image above and to the right conceptually show the retaining/geo-grid wall anticipated to be provided for the RENAISSANCE RANCH COMMERCE CENTER.



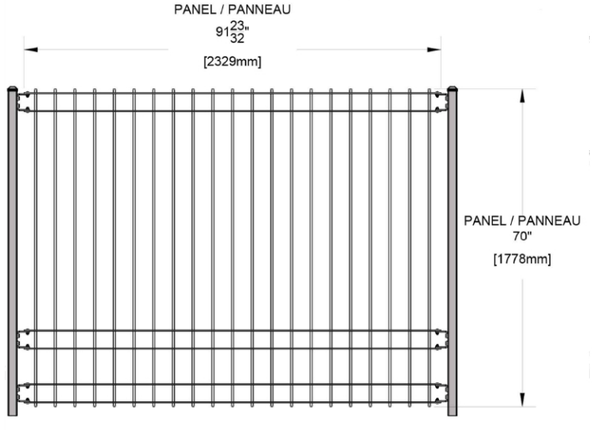
8′ TUBULAR STEEL FENCE

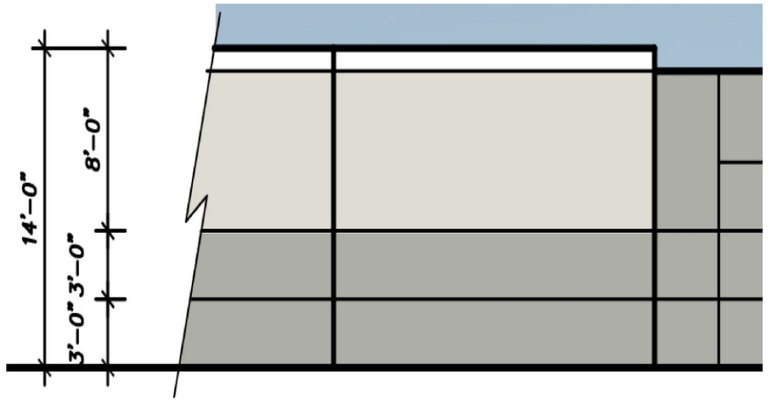


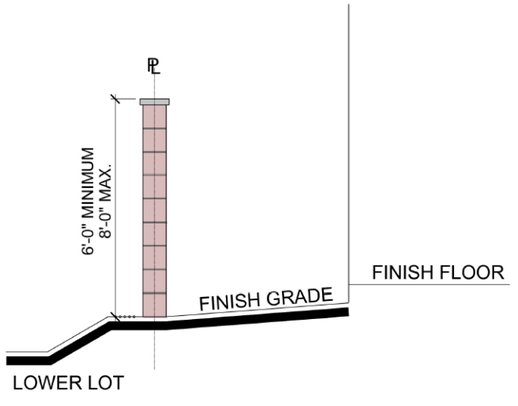
14′ CONCRETE MASONRY UNIT WALL



8'-14' CONCRETE SCREEN WALL





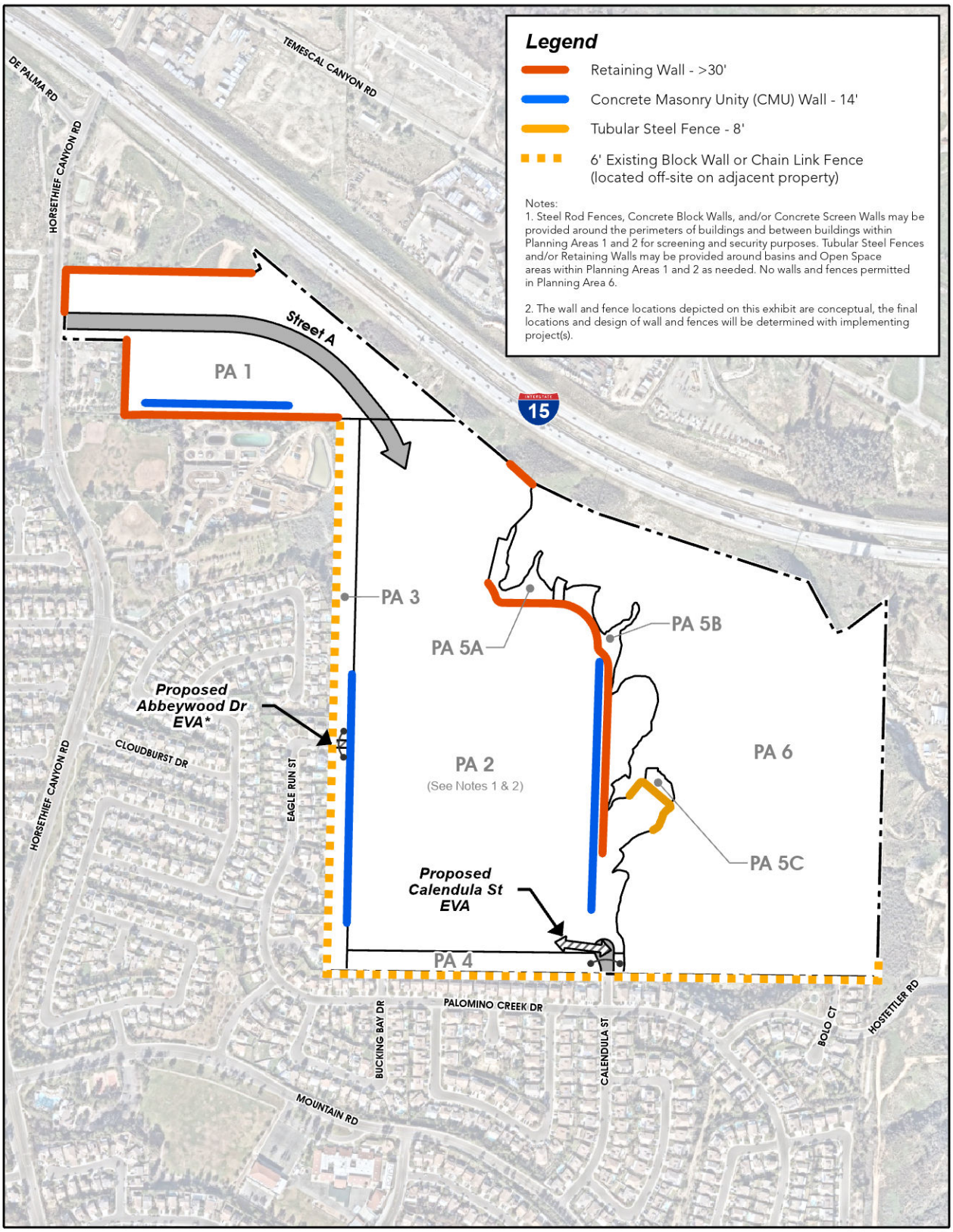


Source(s): BrightView (10-15-2020)

Figure 4-10

Not to Scale

Conceptual Wall and Fence Details



Source(s): Esri, Nearmap Aerial (2021)

Figure 4-11

0 175 350 700 Feet

Conceptual Wall and Fence Plan

4.6.7 LANDSCAPE INTERFACES

The RENAISSANCE RANCH COMMERCE CENTER contains seven (7) distinct Landscape Interfaces, or edge treatments, which provide visually interesting and practical buffers at the boundaries of adjacent off-site land uses. The general location of each of these Landscape Interfaces is depicted on Figure 4-1, *Master Landscape Plan.* Each of these landscape interfaces is discussed in detail below.

The interfaces depicted in this section may be modified by the requirements for fuel modification or brush clearing associated with future implementing projects. The types of walls, landscape material, and width may be modified if needed to address the ultimate alignment of Street 'A', final building orientations, fire safety, or MSHCP issues.

1. Interface #1 – Business Park to Off-Site Service Yard (North)

Interface #1, as illustrated on Figure 4-12, identifies the interface condition where Business Park land uses within Planning Area 1 are directly adjacent to the off-site service yard located to the north. In this condition, Business Park land uses are buffered from the off-site service yard by Transitional Plant Palette landscaping along the perimeter of building sites, a private driveway and parking area (with landscaping), and a Transitional Plant Palette landscaping along the northern boundary of Planning Area 1. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

2. Interface #2 – Business Park to Off-Site Residential (West)

Interface #2, as illustrated on Figure 4-13, identifies the interface condition where Business Park land uses within Planning Area 1 are directly adjacent to the off-site residential uses located to the west. The average distance between Business Park building pad within Planning Area 1 and the existing residential homes to the west is approximately 60 feet (varies at different sections along the western boundary). In this condition, Business Park land uses are buffered from the off-site residential by Transitional Plant Palette landscaping along the perimeter of building sites, a private driveway and parking area, and a Transitional Plant Palette landscaping along Planning Area 1's western boundary. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, Plant Palette.

3. Interface #3 – Business Park to Off-Site Park (South)

Interface #3, as illustrated on Figure 4-14, identifies the interface condition where Business Park land uses within Planning Area 1 are directly adjacent to the off-site Horsethief Canyon Park located to the south. In this condition, Business Park land uses are buffered from the off-site Horsethief Canyon Park by a private driveway and parking area and a Transitional Plant Palette landscaping along Planning Area 1's southern boundary. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

4. Interface #4 – Business Park to Interstate 15

Interface #4, as illustrated on Figure 4-15, identifies the interface condition where Business Park land uses within Planning Area 1 are directly adjacent to Interstate 15 located to the north. In this condition, Business Park land uses are buffered from Interstate 15 by landscaping along the perimeter of building sites, a private driveway and parking area (with landscaping), an 8-foot-wide Community Trail, a 3-foot split rail fence at the southern property line, landscaping between Street A's right-of-way and the northern boundary of Planning Area 1, and a landscaped zone (width varies). The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

5. Interface #5 – Light Industrial to Off-Site Residential (West)

Interface #5, as illustrated on Figure 4-16, identifies the interface condition where Light Industrial land uses within Planning Area 2 are directly adjacent to the off-site Horsethief Canyon Ranch community located to the west. The minimum distance between Light Industrial building pad within Planning Area 2 and the existing residential homes to the west is 300 feet (varies at different sections along the western boundary). The finished floor elevation of the Light Industrial building pad within Planning Area 2 is lower in elevation from the adjacent residential homes to the west by approximately 32 feet (varies at different sections along the western boundary).

In this condition, Light Industrial land uses are buffered from the off-site community by a 14-foot-high screen wall at the edge of the Service Yard, Entry Plant Palette landscaping along the perimeter of building sites, Street 'A's 78-foot-wide right-of-way, a 3-foot split rail fence at the edge of the westerly right-of-way, an 8-foot-wide Community Trail, a minimum 100-foot-wide landscape buffer, and a minimum 8-foot-tall CMU wall. Additionally, the existing homes with the Horsethief Canyon Ranch community contain established CMU block walls at the rears of backyards. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

6. Interface #6 – Light Industrial to Off-Site Residential (South)

Interface #6, as illustrated on Figure 4-17, identifies the interface condition where Light Industrial land uses within Planning Area 2 are directly adjacent to the off-site Horsethief Canyon Ranch community located to the south. The average distance between Light Industrial building pad within Planning Area 2 and the existing residential homes to the south is approximately 245 feet (varies at different sections along the southern boundary). The finished floor elevation of the Light Industrial building pad within Planning Area 2 is lower in elevation from the adjacent residential homes to the south by approximately 106 feet (varies at different sections along the southern boundary).

In this condition, Light Industrial land uses are buffered from the off-site community by Entry Plant Palette landscaping along the perimeter of building sites, Business Park private driveway and parking lot (with landscaping), Service Yard access road (with landscaping), a 3-foot split rail fence at the southern property line, an 8-foot-wide Community Trail, and a minimum 100-foot wide landscape buffer in Planning Area 4 between Street A's right-of-way and the southern boundary of Planning Area 2. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

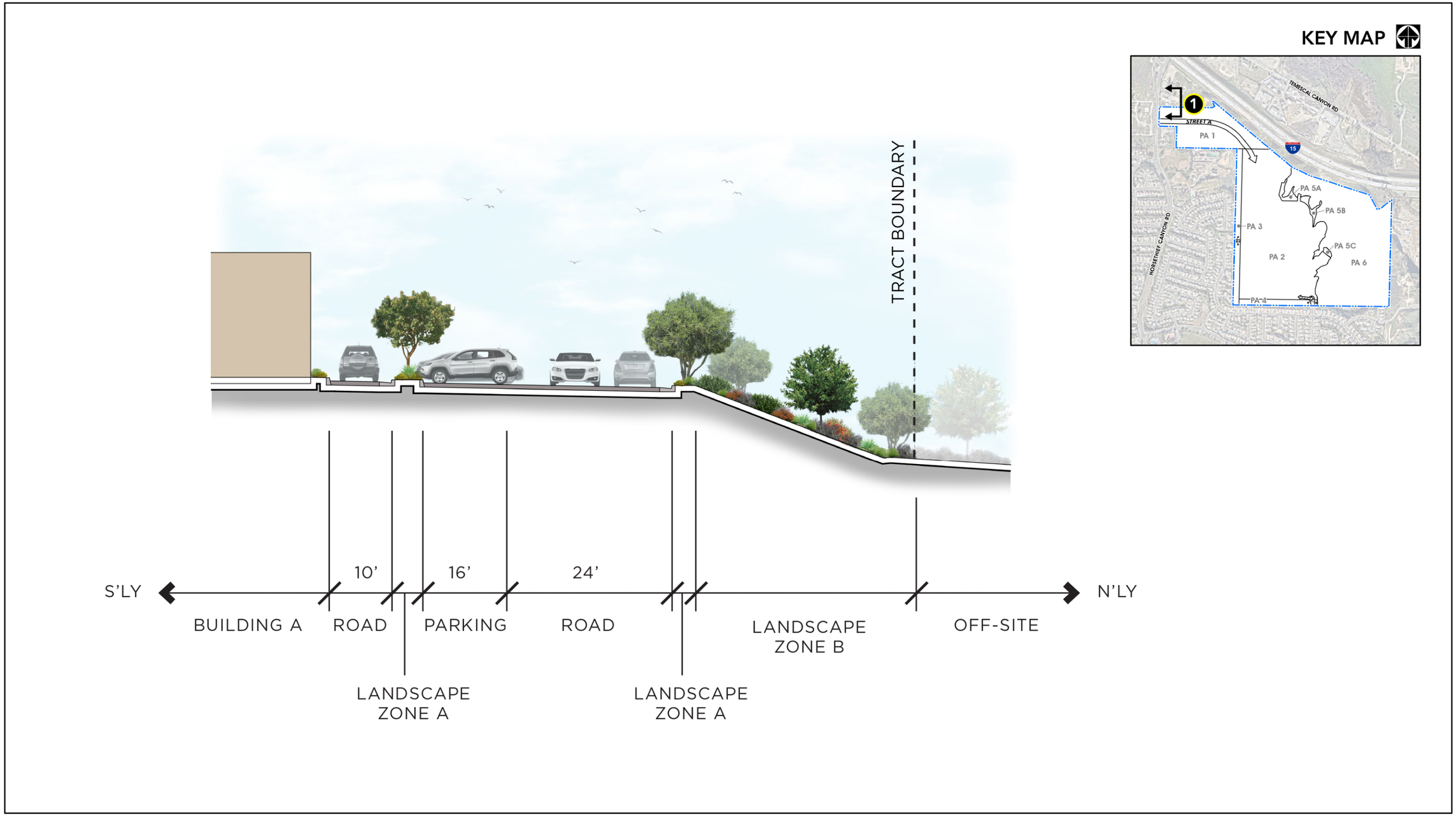
7. Interface #7 – Light Industrial to Open Space

Interface #7, as illustrated on Figure 4-18, identifies the interface condition where Light Industrial land uses within Planning Area 2 are directly adjacent to the MSHCP areas conveyed to the RCA within Planning Area 6. In this condition, Light Industrial land uses are buffered from the MSHCP areas by a Service Yard parking area and road, a Geo-Grid Battered Retaining Wall, a 20-foot-wide maintenance road, and Transitional Plant Palette landscaping along the eastern boundary of Planning Area 2. No fuel management or landscaping is permitted within Planning Area 6. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, *Plant Palette.*

8. Interface #8 – Light Industrial to Open Space Conservation and Open Space

Interface #8, as illustrated on Figure 4-19, identifies the interface condition where Light Industrial land uses within Planning Area 2 are directly adjacent to the Open-Space Conservation areas within Planning Areas 5A, 5B, and 5C, which then transition to MSHCP areas conveyed to the RCA within Planning Area 6. In this condition, Light Industrial land uses are buffered from the MSHCP areas by a sidewalk along the perimeter of building sites, a Business Park driveway and parking lot, a Service Yard access road (with landscaping), Transitional Plant Palette landscaping along the perimeter of building sites, a Geo-Grid Battered Retaining Wall, a 20-foot-wide maintenance road, and the

Conservation Planting Area (width varies). No fuel management or landscaping is permitted within Planning Area 6. The trees, shrubs, and groundcovers within this interface are planted in accordance with Table 4-1, Plant Palette.

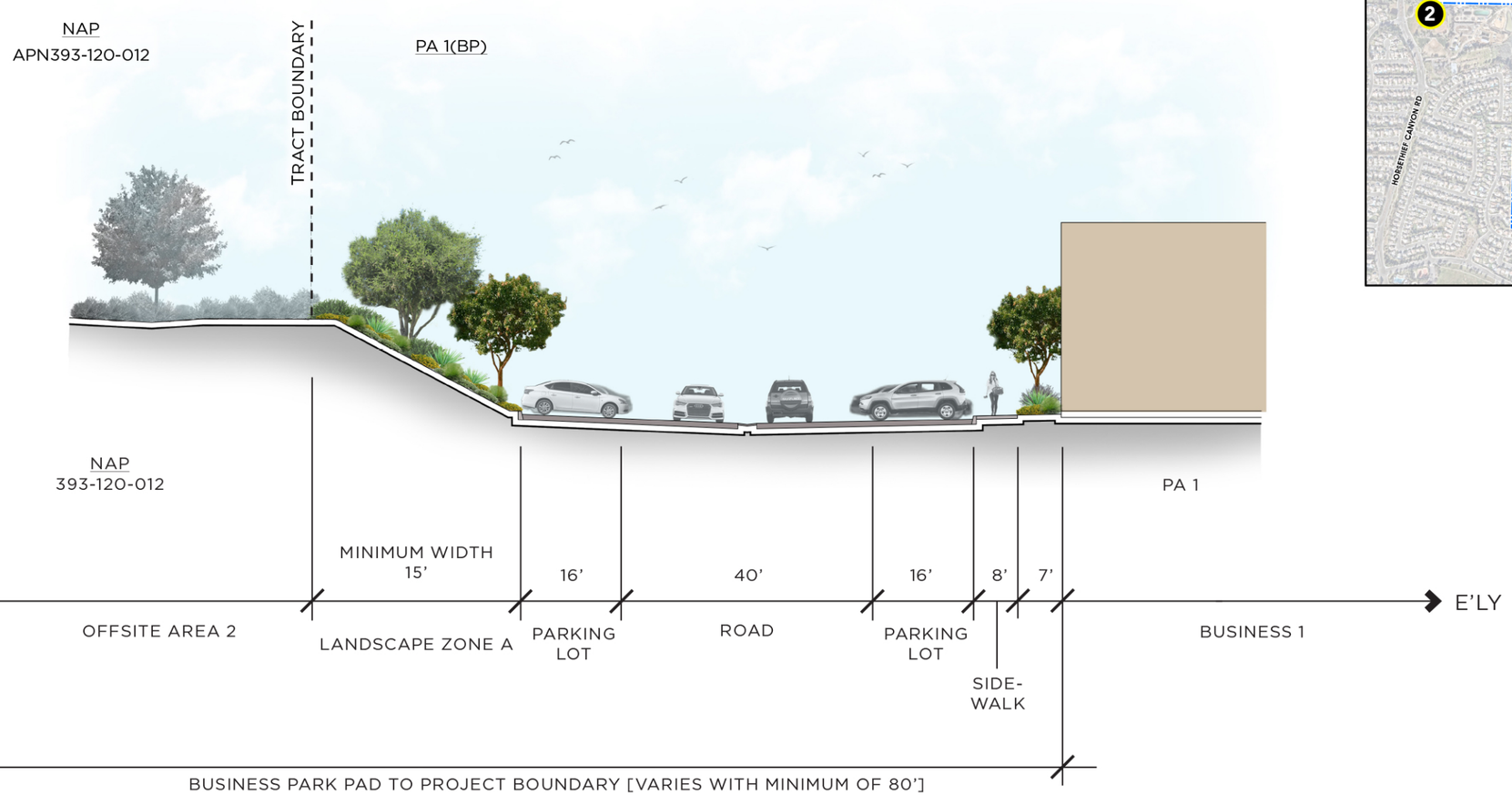


Source(s): BrightView (07-19-2023)

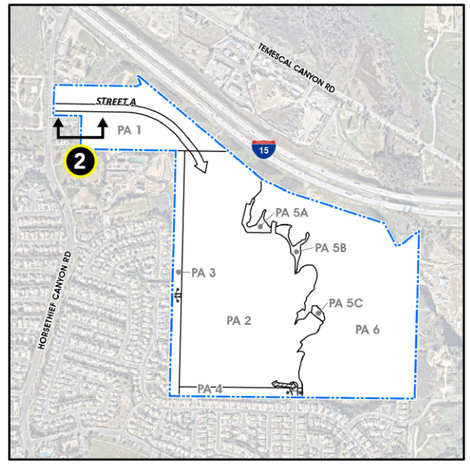
Figure 4-12

Not to Scale

Interface #1 - Business Park to Off-Site Service Yard (North)



KEY MAP



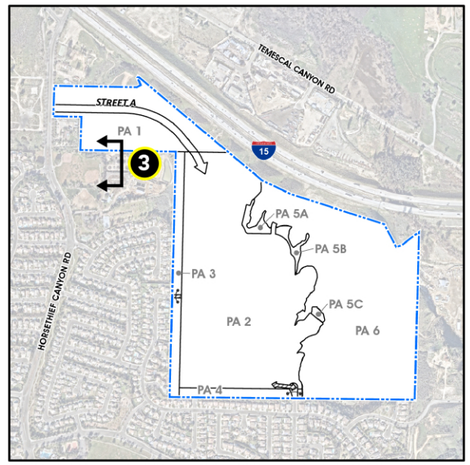
Source(s): BrightView (07-19-2023)

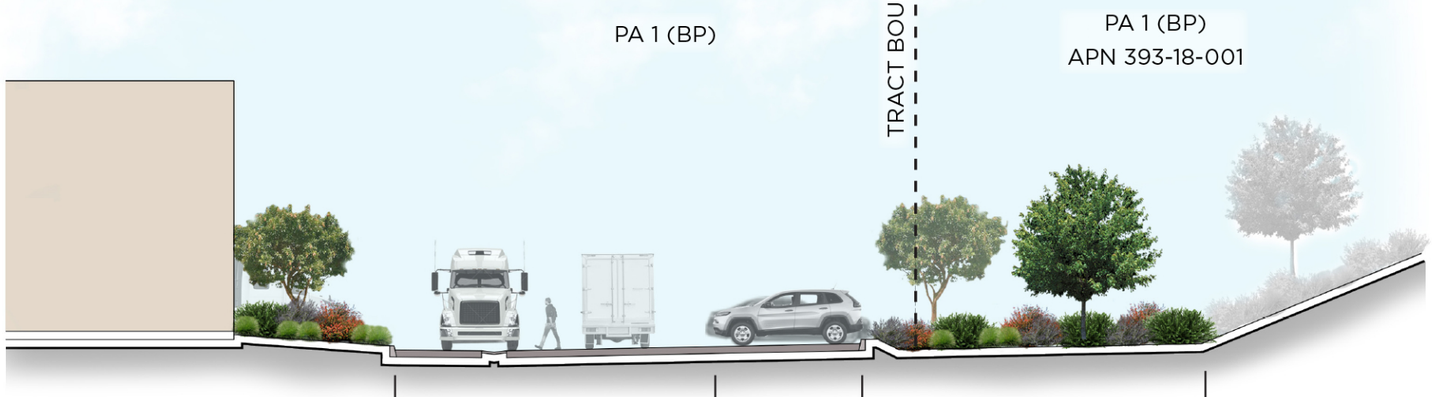
Figure 4-13

Not to Scale

Interface #2 - Business Park to Off-Site Residential (West)

KEY MAP





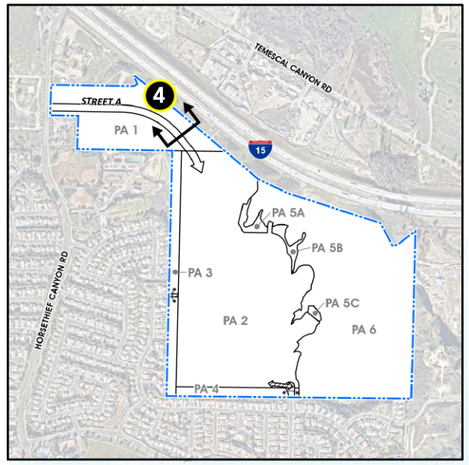
Source(s): BrightView (07-19-2023)

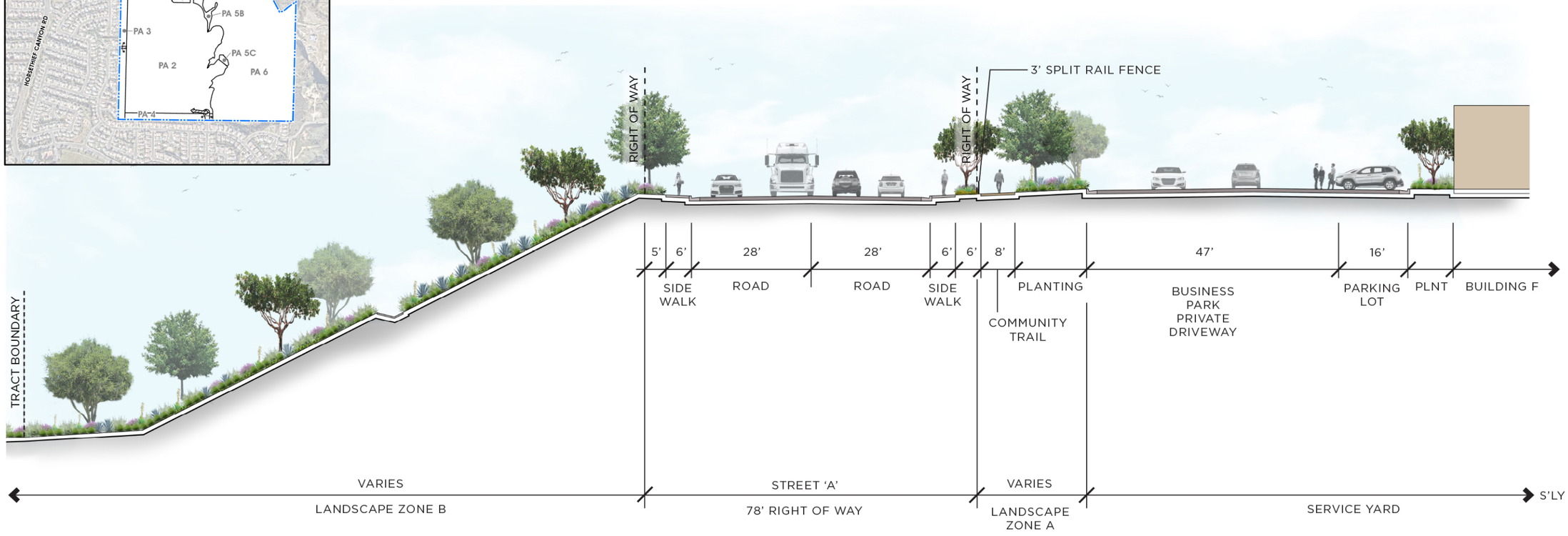
Figure 4-14

Not to Scale

Interface #3 - Business Park to Off-Site Park (South)

KEY MAP





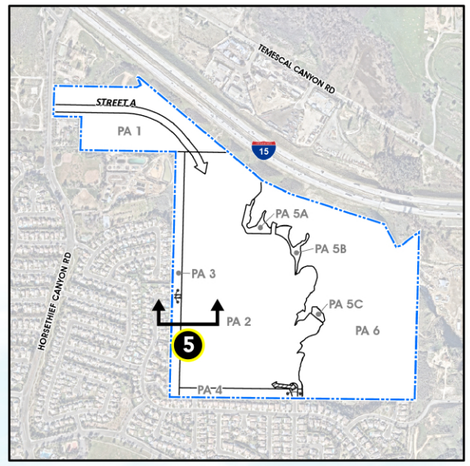
Source(s): BrightView (07-19-2023)

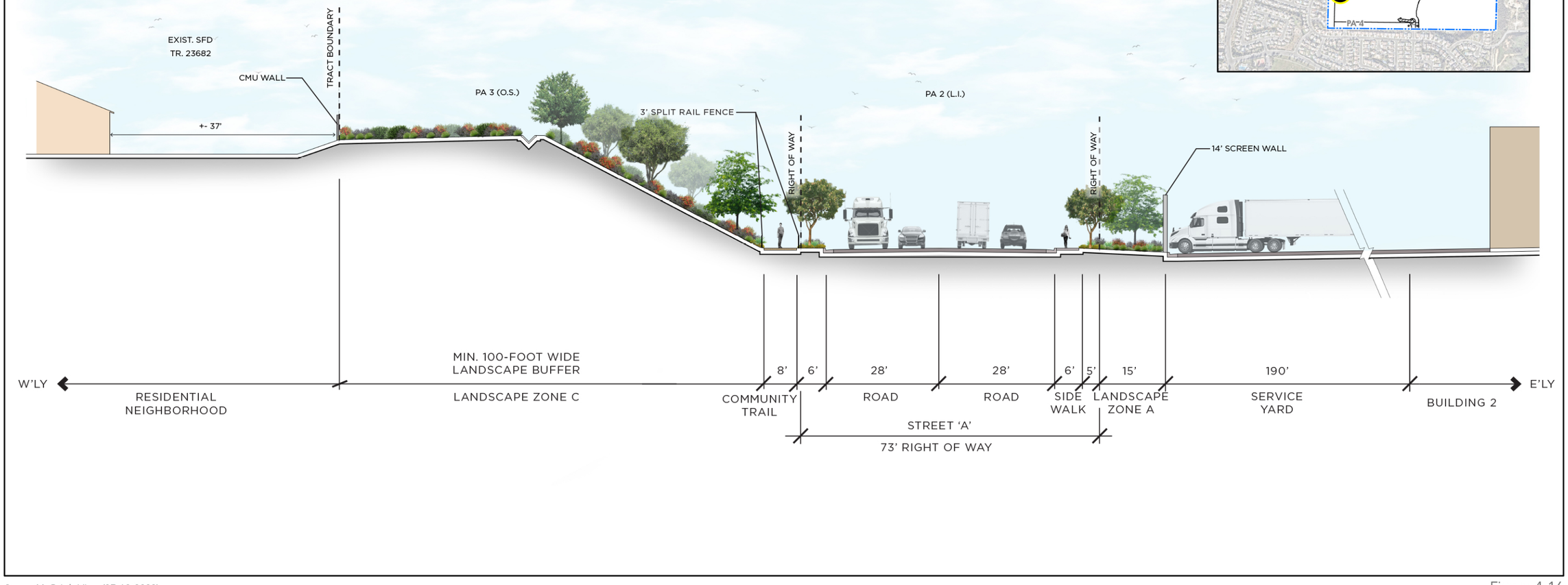
Figure 4-15

Not to Scale

Interface #4 - Business Park to Interstate 15

KEY MAP





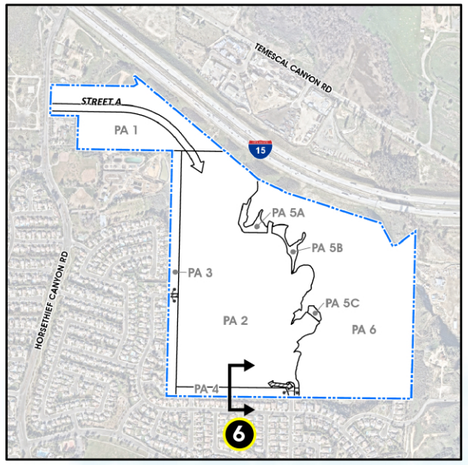
Source(s): BrightView (07-19-2023)

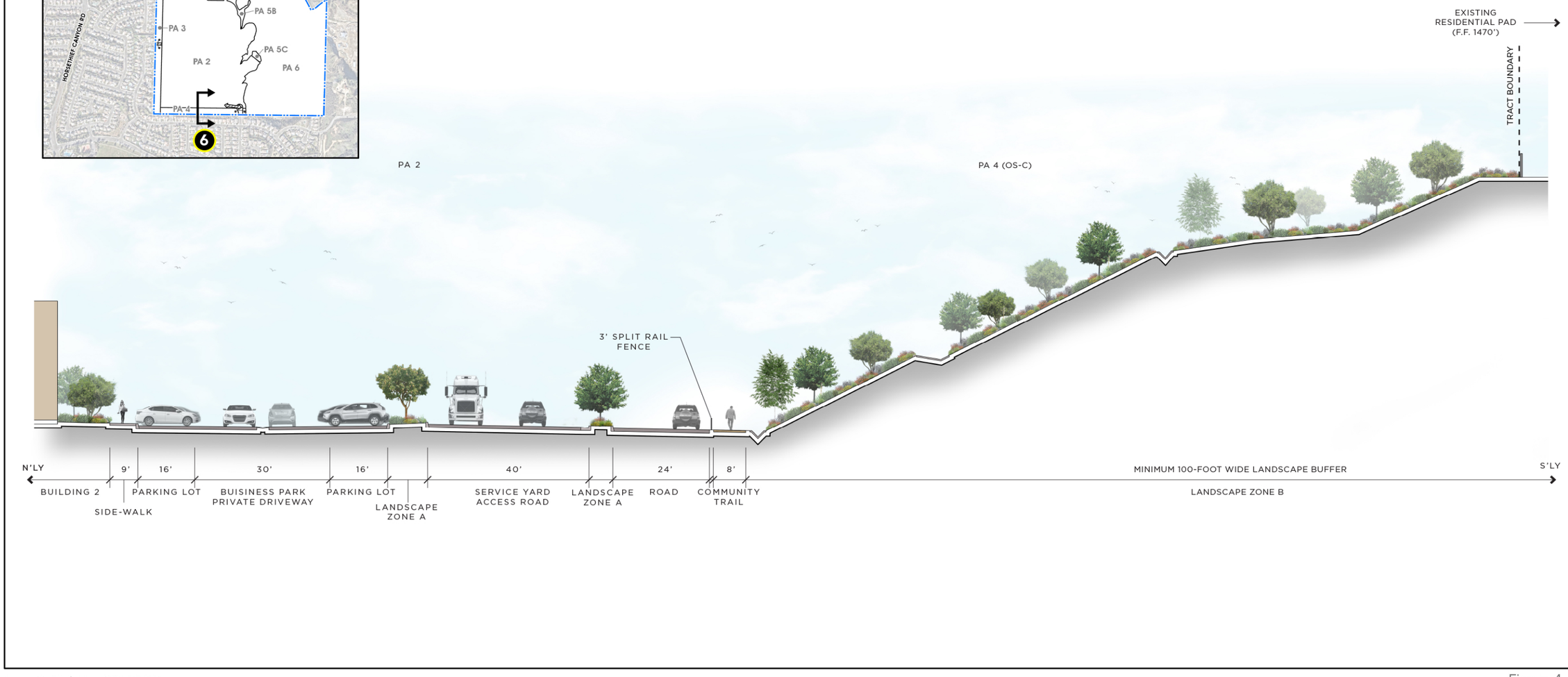
Figure 4-16

Not to Scale

Interface #5 - Light Industrial to Off-Site Residential (West)

KEY MAP





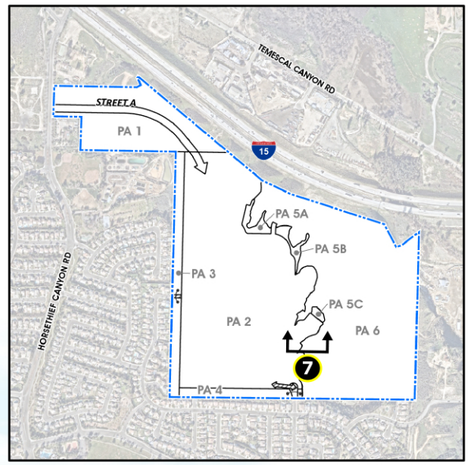
Source(s): BrightView (07-19-2023)

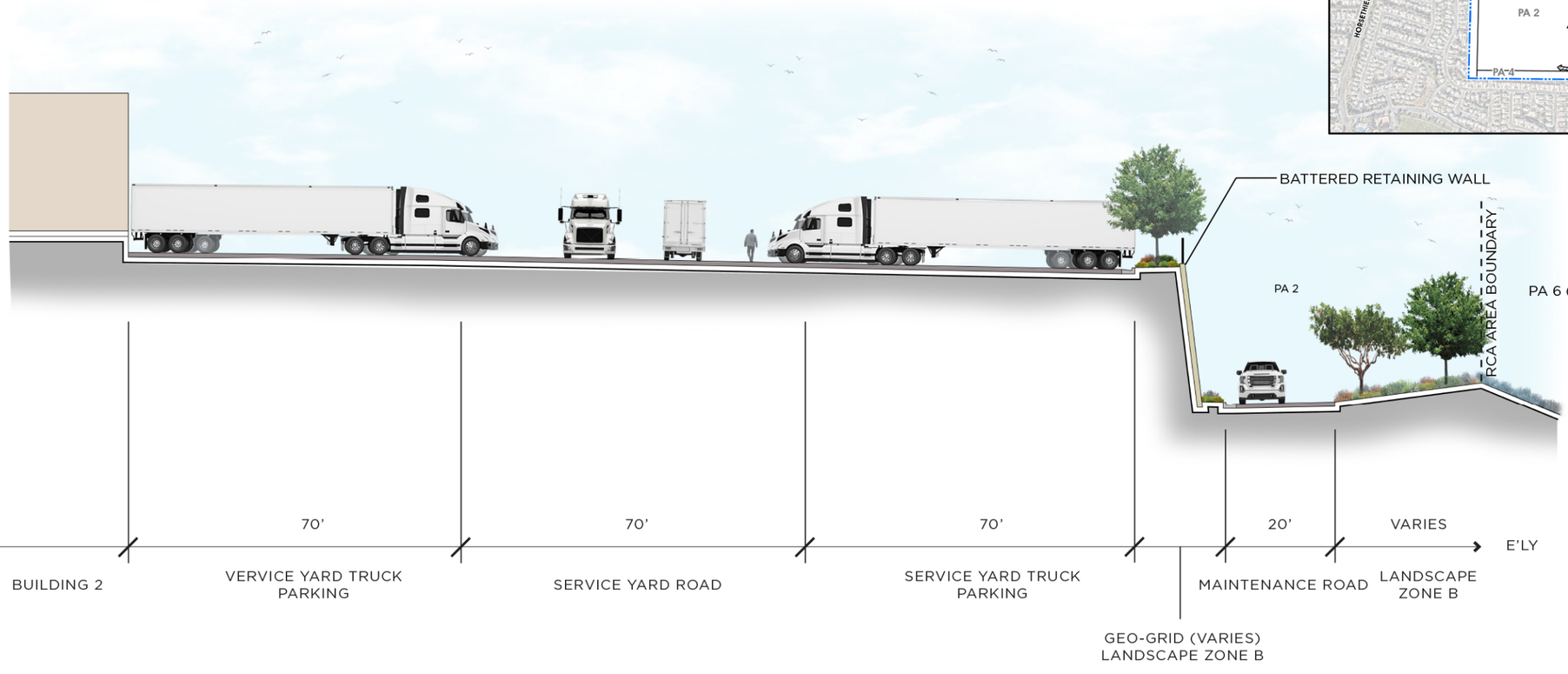
Figure 4-17

Not to Scale

Interface #6 - Light Industrial to Off-Site Residential (South)

KEY MAP



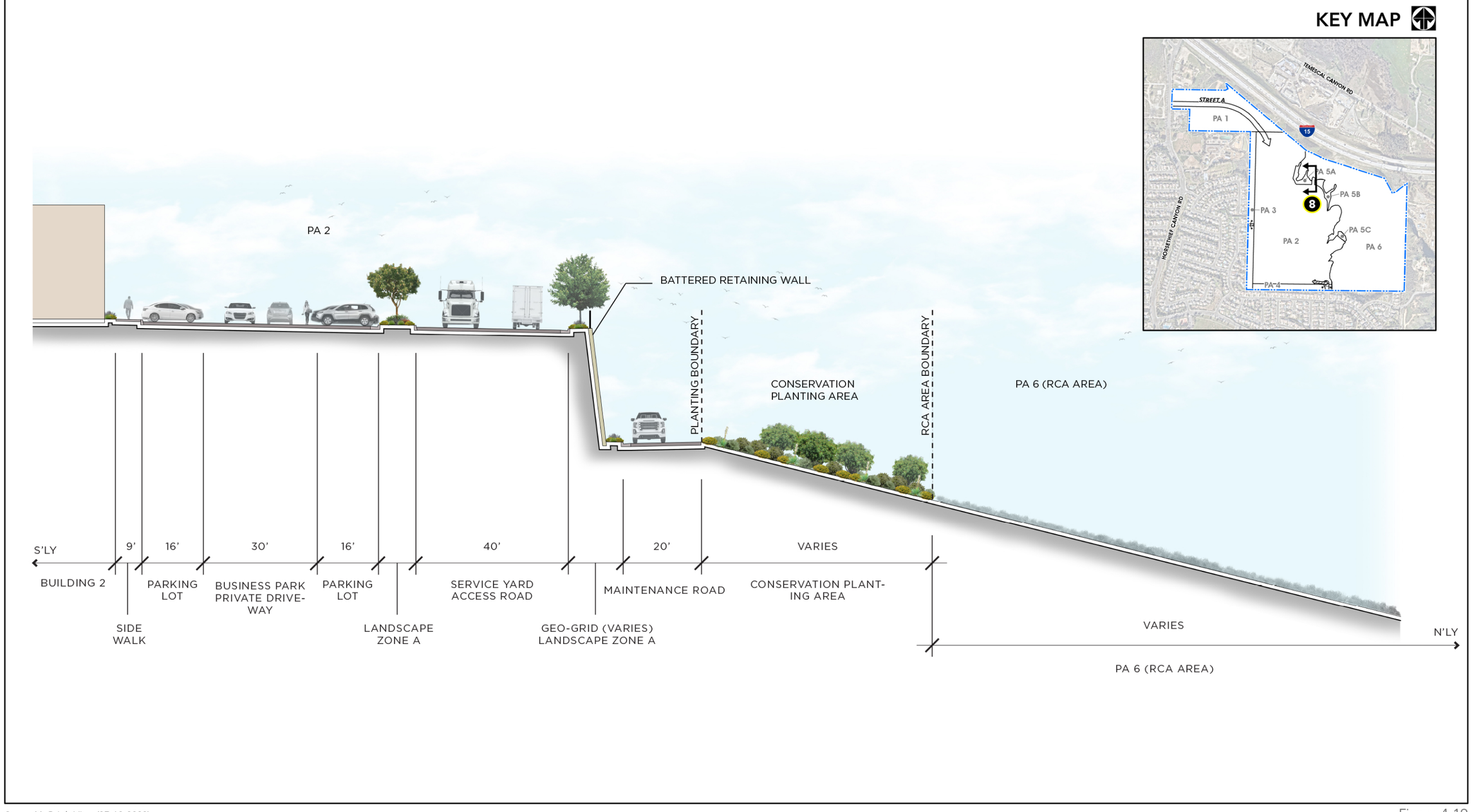


Source(s): BrightView (07-19-2023)

Figure 4-18

Not to Scale

Interface #7 - Light Industrial to Open Space



Source(s): BrightView (07-19-2023)

Figure 4-19

Not to Scale

Interface #8 - Light Industrial to Open Space Conservation and Open Space

IMPLEMENTATION PLAN

5

CHAPTER FIVE presents the policies and procedures for the County of Riverside's review and approval of implementing projects, and describes the methods and procedures for interpreting and amending the Specific Plan as necessary.

5.1 || IMPLEMENTATION OF SP333, A1

5.2 || MODIFICATIONS TO THE SPECIFIC PLAN

5.3 || CONCEPTUAL IMPLEMENTATION PLAN

5.4 || MAINTENANCE PLAN

RENAISSANCE RANCH
COMMERCE CENTER

CHAPTER 5 | IMPLEMENTATION PLAN

5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 333, AMENDMENT #1

Approval of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan (SP333) indicates acceptance by the Riverside County Board of Supervisors of the general framework of development for the 157.03-acre property described therein. Part of that framework establishes explicit development standards that constitute the zoning regulations for the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. Further, it is anticipated that this Specific Plan No. 333 will be implemented through a series of Parcel Maps, Plot Plans, and Conditional Use Permits, which shall be reviewed and approved by Riverside County.

5.1.1 PARCEL MAPS

Parcel Maps are employed to implement a Specific Plan by subdividing land into smaller parcels. A parcel map application generally includes the following items:

(a) Lot lines and dimensions of each parcel.
(b) Street improvement cross-sections.
(c) Locations, dimensions, and heights of existing and proposed structures in the development area.
(d) Preliminary grading plans, including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities, existing topography and the relationship to adjoining land and development, and any existing grading.
(e) Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.

The Riverside County Planning Department's Parcel Map application and check list includes a comprehensive list of required information for parcel maps.

5.1.2 PLOT PLANS AND CONDITIONAL USE PERMITS

Plot Plans and Conditional Use Permits are the primary entitlement mechanism for implementing development within this Specific Plan. A Plot Plan implements uses “permitted by right” by the Specific Plan Zoning Ordinance, and provides a detailed description of how a subject parcel is to be developed. A Conditional Use Permit allows the County to consider particular uses that are not “permitted by right” by the Zoning Ordinance; typically, because the use requires a higher level of review of the design features and components to assure compatibility with the intent of the Specific Plan. Uses permitted subject to a Conditional Use Permit are listed within the SP Zoning Ordinance, and are reviewed by the County of Riverside to determine if the design and use is in conformance with the intent of the Specific Plan. Consideration of a Plot Plan or Conditional Use Permit is thus a discretionary action, and may be subject to CEQA review.

The Plot Plan application and Conditional Use Permit application generally contains the following information:

(a) Location of each existing and proposed structure within the subject site and the use or uses to be contained therein.

(b) Location of all pedestrian walks, outdoor employee break areas, plazas, and recreation areas.
(c) Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the project.
(d) Plans and elevations of typical structures that indicate architectural type and construction standards.

The Riverside County Planning Department's Plot Plan and Conditional Use Permit applications and check lists include comprehensive descriptions of required information for both of these actions.

5.2 MODIFICATIONS TO THE SPECIFIC PLAN

It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the implementation phase of the RENAISSANCE RANCH COMMERCE CENTER due to changes to market forces, architecture styles, building materials, alternative energy strategies, etc. All modifications to the Specific Plan shall occur in accordance with one of the applications and its' associated procedures described in this Section.

Modifications to the Specific Plan may occur through two distinct processes: "Substantial Conformances" and "Specific Plan Amendments." To qualify for consideration as a Substantial Conformance, the proposed modifications must be found, by the County Planning Department, a non-substantial modification of a condition of approval, diagram, or text of the Specific Plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the Specific Plan, the conditions of approval, and the Specific Plan text. Specific Plan Amendments are not required to be in considerable conformance with the RENAISSANCE RANCH COMMERCE CENTER Specific Plan. Modifications to the Specific Plan may be requested at any time pursuant to California Government Code §65453(a).

5.2.1 SUBSTANTIAL CONFORMANCE

A Substantial Conformance shall be processed in the event that the Riverside County Planning Department determines that the proposed modifications to the Specific Plan text, graphics, and/or project design do not change the character or intent of the project, and therefore do not require a Specific Plan Amendment. Substantial Conformances to the Specific Plan shall be processed in accordance with Section 2.11 (Determination of Project Conformance With Adopted Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

1. Modifications to this Specific Plan text and graphics which do not substantially change the intent of the RENAISSANCE RANCH COMMERCE CENTER Specific Plan
2. The ultimate alignment of Street 'A' and precise roundabout locations within any Planning Area as part of the development of implementing project(s).
3. Changes to the maximum building square footage for any or all of the Planning Area provided that the overall maximum square footage within this Specific Plan (1,820,808 s.f.) is not exceeded.
4. The reduction of development intensity/density (building square footage) in any or all of the Planning Areas.
5. Expansions or reductions of the net acreage covered by a given Planning Area within the Specific Plan by no more than 15% of that stated within this Specific Plan.
6. Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.

7. Implementation of landscape treatments, which are in addition to Landscape Treatment identified in the Specific Plan.
8. Final infrastructure facility sizing and precise location of water, recycled water, sewer, and drainage improvements which are approved by the County of Riverside, EVMWD, or RCFC&WCD.
9. Modifications to public or private roadway ROW design, when such modifications are approved by the Riverside County Transportation Department.
10. Modifications to landscape, wall material, wall alignment, and streetscape which are determined by the Planning Department to be consistent with the Design Guidelines contained in this Specific Plan.
11. Modifications to Architectural Design Guidelines, such as variation of materials within the particular architectural style and variations in colors.
12. Modifications to architecture, plotting, and building size that have been previously reviewed and approved through the design review process.
13. Modification to the Master Sign Program.
14. Modification, deletions, and additions to the list of permitted and conditional uses.
15. Modifications of a similar nature to those listed above, which are deemed minor by the Director of the Riverside County Planning Department, because they are consistent with the Goals and intent of this Specific Plan and in conformance with the Riverside County General Plan.

5.2.2 SPECIFIC PLAN AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in Section 5.2.1 of this Specific Plan or as may be determined by the Director of the Riverside County Planning Department, shall be deemed to require a Specific Plan Amendment. This Amendment #1 to Specific Plan No. 333 was prepared pursuant to California Government Code §65450, *et. seq.* Subsequent Amendments to the Specific Plan shall be processed in accordance with the applicable requirements of the law, which include California Government Code §65450, *et. seq.* and Chapter XVIIa, Section 17.25 (SP Zone - Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348). Depending on the nature of the proposed Specific Plan Amendment, a supplemental analysis may be required, pursuant to the California Environmental Quality Act (CEQA) §15162.

5.3 CONCEPTUAL IMPLEMENTATION PLAN

The RENAISSANCE RANCH COMMERCE CENTER Specific Plan is designed for development in response to market demands and according to the logical and orderly extension of roadways, public utilities, and infrastructure. Planning Areas may be developed in any sequence, or increment, provided that the infrastructure improvements required to serve the implementing development are available at the time of development or constructed concurrently with the development. Phasing of the grading may occur in one phase, and/or may occur in smaller increments, subject to approved Grading Plans and Permits.

A detailed description of the potable water services, recycled water services, sewer services, drainage and water quality facilities, and vehicular circulation plans is described within the relevant sub-sections of this *Chapter 2, Development Plan,* of this Specific Plan.

The exact timing of implementation for any Planning Area may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements. Implementing projects within the RENAISSANCE RANCH COMMERCE CENTER may be approved by the County of Riverside Planning Department, provided vehicular access, public facilities and infrastructure is constructed to adequately service the development or as needed for public health and safety in each stage of development.

5.3.1 CONCEPTUAL IMPLEMENTATION PLAN STANDARDS

1. An agreement with Elsinore Valley Municipal Water District (EVMWD) or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.
2. Prior to the issuance of building permits, improvement plans for the development of common open space areas, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development for the area in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
3. Planning Areas which are dependent on adjacent Planning Areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access, prior to Tentative Map approval.

5.4 MAINTENANCE PLAN

Successful operation of maintenance entities and maintenance associations are important in maintaining the quality of a development. The public and private improvements constructed within the RENAISSANCE RANCH COMMERCE CENTER shall be maintained through a combination of public and private entities as described in Table 5-1, *Maintenance Responsibilities*. A Master Property Owners Association (POA) shall be established for the maintenance of common area landscape improvements and private driveways within areas of the RENAISSANCE RANCH COMMERCE CENTER. For areas in public ownership (such as public roadway ROWs), maintenance districts may fund the maintenance of these areas.

TABLE 5-1 MAINTENANCE RESPONSIBILITIES

FACILITY	MASTER PROPERTY OWNERS ASSOCIATION	PROPERTY OWNER OR OCCUPANT	COUNTY OF RIVERSIDE	EVMWD	OTHER MAINTENANCE ENTITY[1]
CIRCULATION & RELATED FACILITIES					
Public Roadways (Street "A")					
Pavement & Curbs			X		
Landscaping within public right-of-way, including medians and parkways			X		
Sidewalks			X		
Community Trail			X		
Private Driveways and Drive Aisles	X	X			
Parking Lots, including landscaping	X	X			
Traffic Signals			X		
Traffic Signs					
Within public right-of-way			X		
Outside public right-of-way	X				
Street Lights					
Within public right-of-way			X		
Outside public right-of-way	X				
LANDSCAPING, OPEN SPACE, & RELATED FACILITIES					
MSHCP Open Space (PAs 5 & 6)					X
Common area landscaping, including entry treatments	X				
Monuments and Signage	X	X			
Walls and Fences	X	X			X
Outdoor Employee Patio Areas	X	X			
Landscape Buffers/Manufactured Slopes within PAs 3 & 4	X	X			
Fuel Modification Zones	X	X			
UTILITY INFRASTRUCTURE					
Potable and recycled water facilities/infrastructure	X			X	
Sanitary sewer facilities/infrastructure	X			X	
Storm water drainage facilities/infrastructure	X		X		X
Dry utilities (electricity, natural gas, communications systems)					X

Notes:
1. Other Maintenance Entities may include utility providers, public conservation agencies, flood control district, and other public/private entities.
2. Traffic signals and utility facilities/infrastructure may require maintenance easements.

ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Article XVIIa, of Section 17.99 of Ordinance No. 348 is amended to read as follows:

"Section 17.99 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 333.

A. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 333 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, subject to the approval of a Plot Plan pursuant to Section 18.30 of Ordinance No. 348, with the exception of the uses described in Article X, Section 10.1, A.(1); B.(1).a.1, B.(1).a.3, B.(1).a.4, B.(1).a.5, B.(1).a.6, B.(1).a.7; B.(1).b.1, B.(1).b.2; B.(1).c.2; B.(1).d.2; B.(1).e.1; B.(1).f.1; B.(1).g.1; B.(2).a, B.(2).k, B.(2).l, B.(2).o,; C.(1), C.(2), C.(3), C.(4), and C.(5)and D. which shall be prohibited.

a. In addition, the following uses shall also be permitted in Planning Area 1 of Specific Plan No. 333, subject to the approval of a Plot Plan pursuant to Section 18.30 of Ordinance No. 348:

1. Manufacturing of Lumber and Wood Products;
2. Manufacturing of Chemicals and Related Products;
3. Manufacturing of Leather Products;
4. Manufacturing of Stone, Clay, Glass, and Concrete Products;
5. Manufacturing of Metal Products;
6. Manufacturing and Machinery uses;
7. Manufacturing of Electrical Equipment;
8. Manufacturing and Assembly of Transportation or Related Industries;
9. Manufacturing of Textile Products;
10. Manufacturing of Rubber, Plastic, and Synthetic Products;

11. General Industrial and Manufacturing Uses;
12. Electrical Substations;
13. Mini-Warehouse Structures;
14. Couriers and Messengers;
15. Linen and Uniform Supply;
16. Telecommunications Facilities;
17. Fulfillment Center;
18. Industrial Robotics Manufacturing and Assembly;
19. Truck/Trailer Storage and Parking;
20. Brewery, distillery, or winery; and
21. Commercial Retail or Service uses.

b. The following uses shall be permitted as an Ancillary Use within the same parcel or within the same building as the primary use in Planning Area 1 of Specific Plan No. 333:

1. Refreshment stands, delicatessens, and cafes; and
2. Automobile and truck repair garages with or without 8 or fewer fueling stations. Limited to basic maintenance such as tire repairs, oil changes, and other minor non-engine vehicle maintenance.

c. In addition, the following uses shall also be permitted in Planning Area 1 of Specific Plan No. 333, subject to the approval of a Conditional Use Permit pursuant to Section 18.28 of Ordinance No. 348*:*

1. Sewage treatment plants.
2. Tire recapping;
3. Animal hospitals;
4. Lumber yards, including only incidental mill work;
5. Underground bulk fuel storage;
6. Convenience stores, including the sale of motor vehicle fuel;
7. Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption;

8. Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons;

9. Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of Ordinance No. 348;

(2) The Development Standards for Planning Area 1 of Specific Plan No. 333 shall be as follows:

a. Lot Size.

1. No minimum lot size is required.

b. Building Height.

1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.

2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.

c. Landscape Coverage.

1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.

2. The Minimum Landscape Coverage shall be calculated on a parcel by parcel basis.

3. Calculation of Landscape Coverage shall include slope banks, parking islands, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines).

d. Street Setbacks.

1. *Street A:* A minimum 25-foot front yard setback to the right-of-way or property line (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.

3. *Private Streets*: A minimum 10-foot setback to the property line shall be provided for buildings abutting private streets.

e. Side Yard and Interior Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be ten (10') feet.

2. The minimum setback between buildings on abutting parcels shall be ten (10') feet on each side of the property line.

f. Rear Yard Setbacks.

1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.

2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

g. Setback from Residential or Commercial Zoned Property.

1. A minimum 75-foot setback shall be required where an industrial property abuts a residential zoned property

2. A minimum 50-foot setback shall be required where an industrial property abuts a commercially zoned property.

3. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening where appropriate and effective.

h. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening where appropriate and effective.

i. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval for the primary use.

1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, or cargo containers).
2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.

j. Parking Requirements. Automobile and truck parking shall be provided as follows:

1. Industrial (uses which generally consist of the systematic processing of goods and services): 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet.
2. Manufacturing (uses which generally consist of the production of goods, and the conversion of raw material to finished products): 1 space per 500 square feet; plus one space per each company operated vehicle or one space for each employee per shift, whichever is greater.
3. Mini-Warehouses/Self Storage: 1 space per 2,000 square feet.
4. Warehouse and Wholesale (uses which generally store inventory, and packing/shipping goods): 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

5. High-Cube Warehouse: 1 space per 1,000 square feet for the first 20,000 square feet; plus 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet. One (1) tractor-trailer space shall be provided per four (4) dock high doors

6. Office/Ancillary Portion of Building: 1 space per 250 square feet.

7. All other uses not listed in this section shall comply with Section 18.12 (Parking Requirements) in Ordinance No. 348.

k. Utilities: All new utilities shall be installed underground.

l. Roof-Mounted and Ground-Mounted Mechanical Equipment: With the exception of solar panels, all roof-mounted mechanical equipment shall be screened or obscured by using materials complementary to the materials used on the main structure from the ground elevation view to a minimum sight distance of 1,320 feet. All ground-mounted mechanical equipment shall be screened or obscured by landscaping from the ground elevation view to a minimum sight distance of 1,320 feet.

m. Signage: All signs shall be in conformance with the Specific Plan No. 333 Master Sign Program, or as approved by the County of Riverside Planning Department.

n. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

o. Floor Area Ratio.

1. The maximum Floor Area Ratio for Planning Area 1 shall be 0.5 FAR.

2. The F.A.R. shall be calculated for each Parcel.

p. Architectural features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

q. Other Setbacks.

1. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.
2. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.
3. No minimum setback is required from the building to loading/storage yards.

(3) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

B. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 333 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, with the exception of the uses described in Article X, Section 10.1, B.(1).e.1; B.(2).a, B.(2).h, B.(2).k, B.(2).l, B.(2).o, C.(1), C.(3), and C.(5)and D. which shall be prohibited.

a. In addition, the following uses shall also be permitted in Planning Area 2 of Specific Plan No. 333, subject to the approval of a Plot Plan pursuant to Section 18.30 of Ordinance No. 348:

1. Manufacturing of Lumber and Wood Products;
2. Manufacturing of Chemicals and Related Products;
3. Manufacturing of Leather Products;
4. Manufacturing of Stone, Clay, Glass, and Concrete Products;
5. Manufacturing of Metal Products;
6. Manufacturing and Machinery uses;
7. Manufacturing of Electrical Equipment;
8. Manufacturing and Assembly of Transportation or Related Industries;
9. Manufacturing of Textile Products;
10. Manufacturing of Paper Products
11. Manufacturing of Rubber, Plastic, and Synthetic Products;
12. General Industrial and Manufacturing Uses;
13. Cold Storage Facilities (not to exceed 20% of the total Specific Plan's Light Industrial building square footage);

14. Electrical Substations;
15. Mini-Warehouse Structures;
16. Couriers and Messengers;
17. Linen and Uniform Supply;
18. Telecommunications Facilities;
19. Fulfillment Center (location which a third-party logistics provider fulfills customer orders for e-commerce retailers);
20. Industrial Robotics Manufacturing and Assembly;
21. Truck/Trailer Storage and Parking;

b. The following uses shall be permitted as an Ancillary Use within the same parcel or within the same building as the primary use in Planning Area 2 of Specific Plan No. 333:

1. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering;
2. Restaurants and other eating establishments;
3. Day care centers;
4. Health and exercise centers;
5. Vehicle and motorcycle repair shops;
6. Car and truck washes;
7. Refreshment stands, delicatessens, and cafes.
8. Industrial Retail Sales - Up to 15% of Building Gross Floor Area;
9. Sound (Audio) Recording Facilities; and
10. Automobile and truck repair garages with or without 8 or fewer fueling stations. Limited to basic maintenance such as tire repairs, oil changes, and other minor non-engine vehicle maintenance.

c. In addition, the following uses shall also be permitted in Planning Area 2 of Specific Plan No. 333, subject to the approval of a Conditional Use Permit pursuant to Section 18.28 of Ordinance No. 348*:*

1. Brewery, distillery, or winery.
2. Industrial Retail Sales - Over 15% of Building Gross Floor Area.

3. Paints and varnishes manufacturing and incidental storage.

4. Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.

5. Recycling of wood, metal, and construction wastes.

6. Sewage treatment plants.

(2) The Development Standards for Planning Area 2 of Specific Plan No. 333 shall be as follows:

a. Lot Size.

1. No minimum lot size is required.

b. Building Height.

1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.

2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 *(Structure Height)* of Ordinance No. 348.

c. Landscape Coverage.

1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.

2. The Minimum Landscape Coverage shall be calculated on a parcel by parcel basis.

3. Calculation of Landscape Coverage shall include slope banks, parking islands, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines).

d. Street Setbacks.

1. *Street A:* A minimum 25-foot front yard setback to the right-of-way or property line (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.

2. *Private Streets*: A minimum 10-foot setback to the property line shall be provided for buildings abutting private streets.

e. Side Yard and Interior Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be ten (10') feet.
2. The minimum setback between buildings on abutting parcels shall be ten (10') feet on each side of the property line.

f. Rear Yard Setbacks.
1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.
2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

g. Setback from Residential or Commercial Zoned Property.
1. A minimum 75-foot setback shall be required where an industrial property abuts a residential zoned property (to property line). Industrial buildings larger than 250,000 square feet shall be required to provide a 300-foot setback from the edge of the Industrial building to the abutting residential property line.
2. A minimum 50-foot setback shall be required where an industrial property abuts a commercially zoned property.
3. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening where appropriate and effective.

h. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening where appropriate and effective. Concrete screen walls ranging from six feet (6') to fourteen feet (14') shall be provided at the perimeter of loading and dock areas, truck yards, and/or parking lots. (2) Landscaping may be provided for visual screening instead of walls and fences in locations where a solid physical barrier is not needed. Loading doors, service docks, and equipment

areas shall be oriented to reduce visibility from public roads and adjacent off-site residential uses.

i. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval for the primary use.

1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, or cargo containers).
2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.

j. Parking Requirements. Automobile and truck parking shall be provided as follows:

1. Industrial (uses which generally consist of systematic processing of goods and services): 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet.
2. Manufacturing (uses which generally consist of the processing of goods, and the conversion of raw material to finished products): 1 space per 500 square feet; plus one space per each company operated vehicle or one space for each employee per shift, whichever is greater.

3. Mini-Warehouses/Self Storage: 1 space per 2,000 square feet.

4. Warehouse and Wholesale (uses which generally store inventory, and packing/shipping goods): 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

5. High-Cube Warehouse: 1 space per 1,000 square feet for the first 20,000 square feet; plus 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet. One (1) tractor-trailer space shall be provided per four (4) dock high doors.

7. Office/Ancillary Portion of Building: 1 space per 250 square feet.

8. All other uses not listed in this section shall comply with Section 18.12 (Parking Requirements) in Ordinance No. 348.

k. Utilities: All new utilities shall be installed underground.

l. Roof-Mounted and Ground-Mounted Mechanical Equipment: With the exception of solar panels, all roof-mounted mechanical equipment shall be screened or obscured by using materials complementary to the materials used on the main structure from the ground elevation view to a minimum sight distance of 1,320 feet. All ground-mounted mechanical equipment shall be screened or obscured by landscaping from the ground elevation view to a minimum sight distance of 1,320 feet.

m. Signage: All signs shall be in conformance with the Specific Plan No. 333 Master Sign Program, or as approved by the County of Riverside Planning Department.

n. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

o. Floor Area Ratio.

1. The maximum Floor Area Ratio for Planning Area 2 shall be 0.5 FAR.

2. The F.A.R. shall be calculated for each Parcel.

p. Architectural Features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

q. Other Setbacks.

1. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.

2. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.

3. No minimum setback is required from the building to loading/storage yards.

(3) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

D. Planning Areas 3, 4, 5A & 5B.

(1) The uses permitted in Planning Areas 3 & 4 of Specific Plan No. 333 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the following uses in Section 8.100 A.(1), A.(2), A.(3), A.(4), A.(5), A.(8), and A.(9); B.(1), and C.(1) shall not be permitted.

a. In addition, the following uses shall also be permitted in Planning Areas 3 and 4 of Specific Plan No. 333:

1. landscaping;

2. manufactured slopes or grading;

3. stormwater management facilities including, but not limited to:

i. access roads and

ii. detention basins,

iii. other associated stormwater management facilities.

iv. retention basins; and

v. water quality basins

4. potable and recycled water facilities;

5. trails;

6. way-finding signs; and

7. transitional and restoration open space areas.

(2) The Development Standards for Planning Areas 3 and 4 of Specific Plan No. 333 shall be the same as provided in Article VIIIe, Section 8.101.

(3) Any use that is not specifically listed above may be considered a permitted or conditionally permitted use provided that the Planning Director determines that the proposed use is substantially the same in character and intensity as the uses listed above. Such a proposed use is subject to the permit process which governs the category in which it falls.

(4) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

e. Planning Area 6.

(1) The uses permitted in Planning Areas 5 and 6 of Specific Plan No. 333 shall be limited to fencing. No development or grading is permitted within Planning Areas 5 and 6 due to the area being planned for conservation.

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

(3) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: _____
KAREN SPIEGEL
Chair, Board of Supervisors

ATTEST:

KECIA R. HARPER
Clerk of the Board

By: _____
Deputy

(Seal)

APPROVED AS TO FORM:

MINH C. TRAN
County Counsel

By: _____
_____
Deputy County Counsel

Draft Environmental Impact Report
SCH No. 2021030301

Renaissance Ranch Commerce Center

Riverside County, California

Lead Agency
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Public Review Draft Environmental Impact Report | June 8, 2022

Draft Environmental Impact Report
SCH No. 2021030301

Renaissance Ranch Commerce Center
Riverside County, California

Lead Agency
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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3200 El Camino Real, Suite 100
Irvine, CA 92602

Project Applicant
Richland Ventures, Inc.
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Lead Agency Discretionary Permits
General Plan Amendment (GPA 200004)
Amendment No. 1 to Specific Plan No. 333 (SP 333A1)
Change of Zone (CZ 2000016)

Public Review Draft Environmental Impact Report| June 8, 2022

TABLE OF CONTENTS

Section Name and Number **Page**

S.0 Executive Summary S-1

S.1 Introduction S-1
S.2 Project Synopsis S-2
S.2.1 Location and Regional Setting S-2
S.2.2 Project Objectives S-2
S.2.3 Project Summary Description S-3
S.3 Areas of Controversy and Issues to be Resolved S-4
S.4 Project Alternatives S-5
S.4.1 No Development Alternative (NDA) S-5
S.4.2 No Project (Adopted Specific Plan) Alternative (NPA) S-5
S.4.3 Reduced Project Alternative S-5
S.5 EIR Process S-6
S.6 Summary of Impacts, Mitigation Measures and Conclusions S-7
S.6.1 Effects Found Not to Be Significant S-7
S.6.2 Impacts of the Proposed Project S-7

1.0 Introduction 1-1

1.1 Purposes of CEQA and Legal Authority for this Program EIR 1-1
1.2 Summary of the Project Evaluated by this Program EIR 1-3
1.3 CEQA Process Overview 1-4
1.4 Program EIR Scope, Format, and Content 1-5
1.4.1 Program EIR Scope 1-5
1.4.2 Content and Organization of this Program EIR 1-9
1.4.3 Incorporation by Reference 1-11
1.5 Responsible and Trustee Agencies 1-13
1.6 Areas of Controversy 1-14
1.7 Issues to be Resolved by the Decision-Making Body 1-14

2.0 Environmental Setting 2-1

2.1 Regional Setting and Location 2-1
2.2 Local Setting and Location 2-1
2.3 Surrounding Land Uses and Development 2-1
2.4 Local Planning Context 2-5
2.4.1 Connect SoCal (SCAG Regional Transportation Plan/Sustainable Communities Strategy) 2-5
2.4.2 South Coast Air Quality Management District Air Quality Management Plan (AQMP) 2-5

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

2.4.3 Riverside County General Plan and Elsinore Area Plan 2-6
2.4.4 Renaissance Ranch Specific Plan No. 333 (SP 333) 2-6
2.4.5 Zoning 2-6
2.4.6 Western Riverside County Multiple Species Habitat Conservation Plan 2-9
2.5 Existing Physical Site Conditions 2-11
2.5.1 Land Use 2-11
2.5.2 Site Topography 2-11
2.5.3 Air Quality and Climate 2-11
2.5.4 Biological Resources 2-14
2.5.5 Geology 2-14
2.5.6 Soils 2-15
2.5.7 Hydrology 2-15
2.5.8 Noise 2-16
2.5.9 Transportation 2-16
2.5.10 Public Facilities 2-19
2.5.11 Utilities and Service Systems 2-19
2.5.12 Rare and Unique Resources 2-20

3.0 Project Description 3-1
3.1 Regional Setting 3-1
3.2 Project Location and Setting 3-1
3.3 Proposed Project 3-1
3.4 Statement of Objectives 3-2
3.5 Project's Component Parts and Discretionary Approvals 3-3
3.5.1 General Plan Amendment No. 2000V04 (GPA200004) 3-3
3.5.2 Change of Zone No. 2000016 (CZ2000016) 3-5
3.5.3 Specific Plan No. 333, Amendment No. 1 (SP00333A01) 3-5
3.6 Project Construction and Operational Characteristics 3-22
3.6.1 Construction Details 3-22
3.6.2 Operational Characteristics 3-23
3.7 Summary of Requested Actions 3-25
3.8 Related Environmental Review and Consultation Requirements 3-26

4.0 Environmental Analysis 4.0-1
4.0.1 Summary of EIR Scope 4.0-1
4.0.2 Scope of Cumulative Effects Analysis 4.0-1
4.0.3 Identification of Impacts 4.0-7

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.1 Aesthetics 4.1-1
4.1.1 Existing Conditions *4.1-1*
4.1.2 Applicable Regulatory Requirements *4.1-5*
4.1.3 Basis for Determining Significance *4.1-8*
4.1.4 Impact Analysis *4.1-9*
4.1.5 Cumulative Impact Analysis *4.1-15*
4.1.6 Significance of Impacts Before Mitigation *4.1-16*
4.1.7 Applicable Regulations, Design Requirements, and Mitigation *4.1-17*

4.2 Agriculture and Forestry Resources 4.2-1
4.2.1 Existing Conditions *4.2-1*
4.2.2 Applicable Environmental Regulations *4.2-5*
4.2.3 Basis for Determining Significance *4.2-7*
4.2.4 Impact Analysis *4.2-9*
4.2.5 Cumulative Impact Analysis *4.2-11*
4.2.6 Significance of Impacts Before Mitigation *4.2-12*
4.2.7 Applicable Regulations, Design Requirements, and Mitigation *4.2-13*
4.2.8 Significance of Impacts After Mitigation *4.2-14*

4.3 Air Quality 4.3-1
4.3.1 Existing Conditions *4.3-1*
4.3.2 Applicable Regulatory Requirements *4.3-9*
4.3.3 Basis for Determining Significance *4.3-17*
4.3.4 Impact Analysis *4.3-20*
4.3.5 Cumulative Impact Analysis *4.3-42*
4.3.6 Significance of Impacts Before Mitigation *4.3-44*
4.3.7 Applicable Regulations, Design Requirements, and Mitigation *4.3-45*
4.3.8 Significance of Impacts After Mitigation *4.3-49*

4.4 Biological Resources 4.4-1
4.4.1 Existing Conditions *4.4-1*
4.4.2 Applicable Regulatory Requirements *4.4-24*
4.4.3 Basis for Determining Significance *4.4-31*
4.4.4 Impact Analysis *4.4-33*
4.4.5 Cumulative Impact Analysis *4.4-45*
4.4.6 Significance of Impacts Before Mitigation *4.4-47*
4.4.7 Applicable Regulations, Design Requirements, and Mitigation *4.4-49*
4.4.8 Significance of Impacts After Mitigation *4.4-52*

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.5 Cultural Resources 4.5-1
4.5.1 Existing Conditions 4.5-1
4.5.2 Applicable Environmental Regulations 4.5-13
4.5.3 Basis for Determining Significance 4.5-20
4.5.4 Impact Analysis 4.5-21
4.5.5 Cumulative Impact Analysis 4.5-22
4.5.6 Significance of Impacts Before Mitigation 4.5-23
4.5.7 Applicable Regulations, Design Requirements, and Mitigation 4.5-24
4.5.8 Significance of Impacts After Mitigation 4.5-27

4.6 Energy 4.6-1
4.6.1 Existing Conditions 4.6-1
4.6.2 Applicable Regulatory requirements 4.6-8
4.6.3 Basis for Determining Significance 4.6-11
4.6.4 Impact Analysis 4.6-12
4.6.5 Cumulative Impact Analysis 4.6-26
4.6.6 Significance of Impacts Before Mitigation 4.6-26
4.6.7 Applicable Regulations, Design Requirements, and Mitigation 4.6-27

4.7 Geology and Soils 4.7-1
4.7.1 Existing Conditions 4.7-1
4.7.2 Applicable Environmental Regulations 4.7-5
4.7.3 Basis for Determining Significance 4.7-9
4.7.4 Impact Analysis 4.7-11
4.7.5 Cumulative Impact Analysis 4.7-17
4.7.6 Significance of Impacts Before Mitigation 4.7-18
4.7.7 Applicable Regulations, Design Requirements, and Mitigation 4.7-19
4.7.8 Significance of Impacts After Mitigation 4.7-20

4.8 Greenhouse Gas Emissions 4.8-1
4.8.1 Existing Conditions 4.8-1
4.8.2 Applicable Environmental Regulations 4.8-3
4.8.3 Basis for Determining Significance 4.8-17
4.8.4 Impact Analysis 4.8-20
4.8.5 Cumulative Impact Analysis 4.8-32
4.8.6 Significance of Impacts Before Mitigation 4.8-32
4.8.7 Applicable Regulations, Design Requirements, and Mitigation 4.8-33

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.8.8 Significance of Impacts After Mitigation 4.8-34

4.9 Hazards and Hazardous Materials 4.9-1
4.9.1 Existing Conditions 4.9-1
4.9.2 Applicable Environmental Regulations 4.9-4
4.9.3 Basis for Determining Significance 4.9-9
4.9.4 Impact Analysis 4.9-11
4.9.5 Cumulative Impact Analysis 4.9-14
4.9.6 Significance of Impacts Before Mitigation 4.9-16
4.9.7 Applicable Regulations, Design Requirements, and Mitigation 4.9-17

4.10 Hydrology and Water Quality 4.10-1
4.10.1 Existing Conditions 4.10-1
4.10.2 Applicable Environmental Regulations 4.10-5
4.10.3 Basis for Determining Significance 4.10-11
4.10.4 Impact Analysis 4.10-12
4.10.5 Cumulative Impact Analysis 4.10-20
4.10.6 Significance of Impacts Before Mitigation 4.10-22
4.10.7 Applicable Regulations, Design Requirements, and Mitigation 4.10-23

4.11 Land Use and Planning 4.11-1
4.11.1 Existing Conditions 4.11-1
4.11.2 Applicable Environmental Regulations 4.11-10
4.11.3 Basis for Determining Significance 4.11-16
4.11.4 Impact Analysis 4.11-16
4.11.5 Cumulative Impact Analysis 4.11-23
4.11.6 Significance of Impacts Before Mitigation 4.11-23
4.11.7 Applicable Regulations, Design Requirements, and Mitigation 4.11-24

4.12 Mineral Resources 4.12-1
4.12.1 Existing Conditions 4.12-1
4.12.2 Applicable Environmental Regulations 4.12-2
4.12.3 Basis for Determining Significance 4.12-2
4.12.4 Impact Analysis 4.12-3
4.12.5 Cumulative Impact Analysis 4.12-4
4.12.6 Significance of Impacts Before Mitigation 4.12-5
4.12.7 Applicable Regulations, Design Requirements, and Mitigation 4.12-5

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.13 Noise 4.13-1
4.13.1 Existing Conditions 4.13-1
4.13.2 Applicable Environmental Regulations 4.13-9
4.13.3 Basis for Determining Significance 4.13-21
4.13.4 Impact Analysis 4.13-24
4.13.5 Cumulative Impact Analysis 4.13-40
4.13.6 Significance of Impacts Before Mitigation 4.13-42
4.13.7 Applicable Regulations, Design Requirements, and Mitigation 4.13-43
4.13.8 Significance of Impacts After Mitigation 4.13-45

4.14 Paleontological Resources 4.14-1
4.14.1 Existing Conditions 4.14-1
4.14.2 Applicable Regulatory Requirements 4.14-3
4.14.3 Basis for Determining Significance 4.14-6
4.14.4 Impact Analysis 4.14-6
4.14.5 Cumulative Impact Analysis 4.14-7
4.14.6 Significance of Impacts Before Mitigation 4.14-7
4.14.7 Applicable Regulations, Design Requirements, and Mitigation 4.14-7
4.14.8 Significance of Impacts After Mitigation 4.14-8

4.15 Population and Housing 4.15-1
4.15.1 Existing Conditions 4.15-1
4.15.2 Applicable Regulatory Requirements 4.15-2
4.15.3 Basis for Determining Significance 4.15-4
4.15.4 Impact Analysis 4.15-5
4.15.5 Cumulative Impact Analysis 4.15-6
4.15.6 Significance of Impacts Before Mitigation 4.15-7
4.15.7 Applicable Regulations, Design Requirements, and Mitigation 4.15-7

4.16 Public Services 4.16-1
4.16.1 Existing Conditions 4.16-1
4.16.2 Applicable Environmental Regulations 4.16-2
4.16.3 Basis for Determining Significance 4.16-4
4.16.4 Impact Analysis 4.16-6
4.16.5 Cumulative Impact Analysis 4.16-10
4.16.6 Significance of Impacts Before Mitigation 4.16-12
4.16.7 Applicable Regulations, Design Requirements, and Mitigation 4.16-13

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.17 Recreation 4.17-1
4.17.1 Existing Conditions *4.17-1*
4.17.2 Applicable Environmental Regulations *4.17-3*
4.17.3 Basis for Determining Significance *4.17-3*
4.17.4 Impact Analysis *4.17-4*
4.17.5 Cumulative Impact Analysis *4.17-5*
4.17.6 Significance of Impacts Before Mitigation *4.17-6*
4.17.7 Applicable Regulations, Design Requirements, and Mitigation *4.17-7*

4.18 Transportation 4.18-1
4.18.1 Existing Conditions - Vehicle Miles Travelled *4.18-1*
4.18.2 Study Area Description *4.18-1*
4.18.3 Methodologies for Determining Transportation Effects *4.18-3*
4.18.4 Existing Conditions *4.18-4*
4.18.5 Applicable Regulatory Requirements *4.18-7*
4.18.6 Basis for Determining Significance *4.18-11*
4.18.7 Impact Analysis *4.18-13*
4.18.8 Cumulative Impact Analysis *4.18-18*
4.18.9 Significance of Impacts Before Mitigation *4.18-21*
4.18.10 Applicable Regulations, Design Requirements, and Mitigation *4.18-22*
4.18.11 Significance of Impacts After Mitigation *4.18-24*

4.19 Tribal Cultural Resources 4.19-1
4.19.1 Existing Conditions *4.19-1*
4.19.2 Regulatory Setting *4.19-1*
4.19.3 Basis for Determining Significance *4.19-3*
4.19.4 Impact Analysis *4.19-3*
4.19.5 Cumulative Impact Analysis *4.19-6*
4.19.6 Significance of Impacts Before Mitigation *4.19-6*
4.19.7 County Regulations, Design Requirements, and Mitigation *4.19-6*
4.19.8 Significance of Impacts After Mitigation *4.19-7*

4.20 Utilities and Service Systems 4.20-1
4.20.1 Existing Conditions *4.20-1*
4.20.2 Applicable Environmental Regulations *4.20-3*
4.20.3 Basis for Determining Significance *4.20-11*
4.20.4 Impact Analysis *4.20-13*
4.20.5 Cumulative Impact Analysis *4.20-24*

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

4.20.6 Significance of Impacts Before Mitigation 4.20-26
4.20.7 Applicable Regulations, Design Requirements, and Mitigation 4.20-27

4.21 Wildfire 4.21-1
4.21.1 Existing Conditions 4.21-1
4.21.2 Applicable Regulatory requirements 4.21-5
4.21.3 Basis for Determining Significance 4.21-7
4.21.4 Impact Analysis 4.21-8
4.21.5 Cumulative Impact Analysis 4.21-11
4.21.6 Significance of Impacts Before Mitigation 4.21-12
4.21.7 Applicable Regulations, Design Requirements, and Mitigation 4.21-13

5.0 Other CEQA Considerations 5-1
5.1 Significant Environmental Effects Which Cannot Be Avoided if the Proposed Project is Implemented 5-1
5.2 Significant Irreversible Environmental Impacts Which Would be Involved in the Proposed Action Should it be Implemented 5-2
5.3 Growth Inducing Impacts of the Proposed Project 5-3
5.4 Effects Found Not to be Significant During the Initial Study Process 5-4

6.0 Alternatives 6-1
6.1 Alternatives Under Consideration 6-2
6.1.1 No Development Alternative (NDA) 6-3
6.1.2 No Project (Adopted Specific Plan) Alternative (NPA) 6-3
6.1.3 Reduced Project Alternative (RPA) 6-3
6.2 Alternatives Considered and Rejected 6-4
6.2.1 Alternative Sites 6-4
6.2.2 Air Quality Impact Avoidance Alternative 6-5
6.3 Alternative Analysis 6-6
6.3.1 No Development Alternative 6-7
6.3.2 No Project (Adopted Specific Plan) Alternative (NPA) 6-14
6.3.3 Reduced Project Alternative (RPA) 6-22

7.0 References 7-1
7.1 Persons Contributing to EIR Preparation 7-1
7.1.1 County of Riverside Planning Division 7-1
7.1.2 T&B Planning, Inc. 7-1
7.2 Documents Appended to this EIR 7-1

TABLE OF CONTENTS (CONT'D)

Section Name and Number **Page**

7.3 Documents Incorporated by Reference 7-3
7.4 Documents and Websites Consulted 7-4

LIST OF FIGURES

Figure Number and Title **Page**

Figure 2-1 Regional Map 2-2
Figure 2-2 Vicinity Map 2-3
Figure 2-3 Surrounding Land Uses and Development 2-4
Figure 2-4 Existing General Plan Land Use Designations 2-7
Figure 2-5 Existing Renaissance Ranch Specific Plan Land Use Designations 2-8
Figure 2-6 MSHCP Cell Groups and Criteria Cells 2-10
Figure 2-7 Aerial Photograph 2-12
Figure 2-8 USGS Topographic Map 2-13
Figure 2-9 Elsinore Area Plan Circulation Plan 2-17
Figure 2-10 Elsinore Area Plan Trails and Bikeway System 2-18

Figure 3-1 General Plan Amendment No. 200004 3-4
Figure 3-2 Specific Plan No. 333A1 Proposed Land Use Plan 3-6
Figure 3-3 Proposed Circulation Plan 3-9
Figure 3-4 Roadway Cross-Sections 3-10
Figure 3-5 Roundabout Cross-Sections 3-12
Figure 3-6 Conceptual Drainage and Water Quality Plan 3-13
Figure 3-7 Conceptual Potable Water Plan 3-15
Figure 3-8 Conceptual Recycled Water Plan 3-17
Figure 3-9 Conceptual Sewer Plan 3-19
Figure 3-10 Conceptual Sewer Plan (Alternative) 3-20
Figure 3-11 Conceptual Grading Plan 3-21

Figure 4.0-1 Cumulative Development Projects Location Map 4.0-5

Figure 4.1-1 Site Photograph Key Map 4.1-2
Figure 4.1-2 Site Photographs 1 and 2 ..... 4.1-3
Figure 4.1-3 Site Photographs 3 and 4 ..... 4.1-4
Figure 4.1-4 Elsinore Area Plan Scenic Highways 4.1-6

Figure 4.2-1 FMMP Farmland Map 4.2-4

Figure 4.4-1 Vegetation Map 4.4-4

Figure 4.10-1 Santa Ana River Watershed Map 4.10-2
Figure 4.10-2 Existing Conditions Hydrology Map 4.10-3
Figure 4.10-3 Proposed Conditions Hydrology Map 4.10-17

LIST OF FIGURES (CONT'D)

Figure Number and Title **Page**

Figure 4.13-1 Common Noise Levels 4.13-2
Figure 4.13-2 Project Onsite Source Noise Generation 4.13-37

Figure 4.14-1 Paleontological Sensitivity Map 4.14-4

Figure 4.17-1 Existing Local and Regional Parks and Recreation Facilities 4.17-2

Figure 4.18-1 Project Study Area 4.18-2
Figure 4.18-2 Existing Number of Through Lanes and Intersection Controls 4.18-5

Figure 4.21-1 Wildfire Susceptibility 4.21-2

LIST OF TABLES

Table Number and Title		Page
Table S-1	Summary of Impacts, Mitigation Measures, and Conclusions	S-9
Table 1-1	Summary of NOP Comments	1-7
Table 1-2	Location of CEQA Required Topics	1-12
Table 2-1	Summary of On-Site Soil Characteristics	2-15
Table 3-1	SP 333A1 Proposed Land Uses	3-7
Table 3-2	Estimated Employment	3-24
Table 3-3	Project Water Demands	3-25
Table 3-4	Estimated Wastewater Generation	3-25
Table 3-5	Matrix of Project Approvals/Permits	3-27
Table 4.0-1	Cumulative Development Land Use Summary	4.0-3
Table 4.3-1	Criteria Air Pollutants – Summary of Common Sources and Effects	4.3-3
Table 4.3-2	Summary of Ambient Air Quality Data	4.3-8
Table 4.3-3	Attainment Status of Criteria Pollutants in the Western Riverside County Portion of South Coast Air Basin	4.3-8
Table 4.3-4	SCAQMD Regional Significance Thresholds (Pounds per Day)	4.3-18
Table 4.3-5	Localized Significance Thresholds at or within 25 Meters of a Sensitive Receptor	4.3-19
Table 4.3-6	Construction-Related Emissions (Regional Significance Analysis)	4.3-25
Table 4.3-7	Operational-Related Emissions (Regional Significance Analysis)	4.3-27
Table 4.3-8	Construction-Related Emissions (Localized Significance Analysis)	4.3-31
Table 4.3-9	Cancer Risk Summary by Pollutant – Construction Activities	4.3-32
Table 4.3-10	Non-Carcinogenic Health Risk Summary	4.3-33
Table 4.3-11	Project Operational Emissions (Localized Significance Analysis)	4.3-34
Table 4.3-12	Cancer Risk Summary by Pollutant – Operational Activities	4.3-36
Table 4.3-13	Construction-Related Emissions With Mitigation	4.3-50
Table 4.4-1	Summary of Vegetation/Land Use Types for the Study Area	4.4-3
Table 4.4-2	Summary of Corps Jurisdiction for the Onsite Areas	4.4-14
Table 4.4-3	Summary of Corps Jurisdiction for the Offsite Areas	4.4-14
Table 4.4-4	Summary of Regional Board Jurisdiction for the Onsite Areas	4.4-17
Table 4.4-5	Summary of Regional Board Jurisdiction for the Offsite Areas	4.4-17
Table 4.4-6	Summary of CDFW Jurisdiction for the Onsite Areas	4.4-20
Table 4.4-7	Summary of CDFW Jurisdiction for the Offsite Areas	4.4-20

LIST OF TABLES (CONT'D)

Table Number and Title		Page
Table 4.4-8	Summary of Vegetation/Land Use Impacts	4.4-43
Table 4.6-1	Total Electricity System Power (California 2020)	4.6-2
Table 4.6-2	SCE 2019 Power Content Mix	4.6-4
Table 4.6-3	Construction Equipment Assumptions	4.6-13
Table 4.6-4	Construction Electricity Usage	4.6-14
Table 4.6-5	Construction Equipment Fuel Consumption Estimates	4.6-15
Table 4.6-6	Construction Trips and VMT	4.6-16
Table 4.6-7	Construction Worker Fuel Consumption Estimates – LDA	4.6-17
Table 4.6-8	Construction Worker Fuel Consumption Estimates – LDT1	4.6-18
Table 4.6-9	Construction Worker Fuel Consumption Estimates – LDT2	4.6-18
Table 4.6-10	Construction Vendor Fuel Consumption Estimates – MHDT	4.6-19
Table 4.6-11	Construction Vendor Fuel Consumption Estimates – HHDT	4.6-20
Table 4.6-12	Total Project-Generated Traffic Annual Fuel Consumption (All Vehicles)	4.6-22
Table 4.6-13	Project Annual Operational Energy Demand Summary	4.6-23
Table 4.8-1	Greenhouse Gases	4.8-2
Table 4.8-2	Scoping Plan GHG Reduction Measures Towards 2020 Target	4.8-9
Table 4.8-3	Construction-Related Greenhouse Gas Emissions	4.8-22
Table 4.8-4	Total Project-Related GHG Emissions	4.8-23
Table 4.8-5	Project Consistency with 2008 CARB Scoping Plan	4.8-25
Table 4.8-6	Project Consistency with 2017 CARB Scoping Plan	4.8-27
Table 4.10-1	Existing Conditions Hydrology Summary	4.10-4
Table 4.10-2	Receiving Waters for Storm Water Runoff from the Project Site	4.10-6
Table 4.10-3	Groundwater Management Issues in the Elsinore Basin	4.10-6
Table 4.10-4	Comparison of Existing and Proposed Drainage Conditions	4.10-18
Table 4.11-1	Analysis of Consistency with SCAG Draft 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Goals	4.11-18
Table 4.12-1	Mineral Resources Zones	4.12-2
Table 4.13-1	Common Acoustical Descriptors	4.13-4
Table 4.13-2	Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibration Levels	4.13-7
Table 4.13-3	Existing (Baseline) Noise Measurements	4.13-8
Table 4.13-4	Existing (Baseline) Traffic Noise Levels	4.13-10

LIST OF TABLES (CONT'D)

Table Number and Title		Page
Table 4.13-5	Ground-Borne Vibration and Ground-Borne Noise Impact Criteria for General Assessment	4.13-11
Table 4.13-6	Stationary Source Land Use Noise Standards (Residential)	4.13-16
Table 4.13-7	Land Use Compatibility for Community Noise Exposure	4.13-19
Table 4.13-8	Onsite Construction Average (dBA) Noise Levels at Nearest Receptors	4.13-27
Table 4.13-9	Offsite Construction Average (dBA) Noise Levels at Nearest Receptor	4.13-28
Table 4.13-10	Existing Plus Project Conditions Predicted Traffic Noise Levels (Primary Distribution)	4.13-30
Table 4.13-11	Horizon Year (2040) Predicted Traffic Noise Levels (Primary Distribution)	4.13-31
Table 4.13-12	Existing Plus Project Conditions Predicted Traffic Noise Levels (Alternative Distribution)	4.13-32
Table 4.13-13	Horizon Year (2040) Predicted Traffic Noise Levels (Alternative Distribution)	4.13-33
Table 4.13-14	Modeled Operational Noise Levels	4.13-36
Table 4.13-15	Representative Vibration Source Levels for Construction Equipment	4.13-39
Table 4.13-16	Onsite Construction Vibration Levels at 200 Feet	4.13-39
Table 4.13-17	Offsite Construction Vibration Levels at 25 Feet	4.13-40
Table 4.15-1	SCAG Region Projected 2000-2045 Growth Forecast	4.15-1
Table 4.15-2	Regional Housing Needs Allocation Unincorporated County (2014-2021)	4.15-3
Table 4.18-1	Project VMT per Employee	4.18-15
Table 4.18-2	Riverside County Total VMT	4.18-16
Table 4.18-3	Project Transportation Improvements, Fee Payments, and Fair-Share Contributions	4.18-25
Table 4.20-1	Project-Related Wastewater Generation	4.20-16
Table 4.20-2	Project Area Demands	4.20-17
Table 4.20-3	Projected Water Supplies (Acre-Feet)	4.20-18
Table 4.20-4	Project Solid Waste Generation	4.20-21
Table 6-1	Reduced Project Alternative Land Uses	6-4
Table 6-2	Alternatives to the Proposed Project – Comparison of Environmental Impacts	6-31

EIR Technical Appendices (Bound Separately)

Appendix A.	Notice of Preparation and Written Comments on the NOP
Appendix B.	Air Quality Emissions Assessment
Appendix C1.	Biological Technical Report
Appendix C2.	Determination of Biological Equivalent or Superior Preservation (DBESP)
Appendix D.	Cultural Resources Assessment
Appendix E.	Energy Analysis
Appendix F1.	Updated Geotechnical Evaluation
Appendix F2.	2003 Geotechnical Study (Southern Portions)
Appendix F3.	2003 Geotechnical Study (Northern Portions)
Appendix G1.	Phase I Environmental Site Assessment Report
Appendix G2.	Phase II Environmental Site Assessment Report
Appendix H1.	Preliminary Drainage Report
Appendix H2.	Preliminary Water Quality Management Plan
Appendix I.	General Plan Consistency Analysis
Appendix J1.	Noise Assessment
Appendix J2.	Focused Traffic Route Noise Memorandum
Appendix K.	Paleontological Resource Impact Monitoring Program
Appendix L1.	Vehicle Miles Travelled Analysis
Appendix L2.	Traffic Analysis
Appendix L3.	Focused Traffic Assessment (Horsethief Driveway Alignment)
Appendix L4.	Focused Traffic Assessment (Alternative Site Access)
Appendix M.	Water Supply Assessment
Appendix N.	Fire Protection Plan
Appendix O.	Draft Specific Plan No. 333, Amendment No. 1

ACRONYMS AND ABBREVIATIONS

Acronym	Definition
§	Section
°F	Fahrenheit
µg/m^3	Micrograms per Cubic Meter
A-1	"Light Agriculture" Riverside County zoning designation
A-1-10	"Light Agriculture – 10 Acres" Riverside County zoning designation
A-2	"Heavy Agriculture" Riverside County zoning designation
A-D	"Agriculture-Dairy" Riverside County zoning designation
A-P	"Light Agriculture with Poultry" Riverside County zoning designation
A-P Act	Alquist-Priolo Earthquake Fault Zoning Act
AB	Assembly Bill
AB 16	Assembly Bill 16
AB 32	California Global Warming Solutions Act of (2006)
AB 52	Native Americans: California Environmental Quality Act
AB 341	Mandatory Commercial Recycling Program
AB 939	California Solid Waste Integrated Waste Management Act
AB 1327	Waste Reuse and Recycling Act
AB 1358	Complete Streets Act
AB 1493	Pavely Fuel Efficiency Standards
AB 2185	Assembly Bill 2185
AB 3030	Assembly Bill 3030
ABAU	Adjusted Business As Usual
ACM	Alternative Calculation Method
ACOE	Army Corps of Engineers
ACS	American Community Survey
ADOE	Archaeological Determinations of Eligibility
ADT	Average Daily Traffic
ADT	Average Daily Trips
af	Acre-feet
af/yr	Acre Feet per Year
AG	Agriculture
AIA	Airport Influence Area
AICP	American Institute of Certified Planners
AIRFA	American Indian Religious Freedom Act
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
APS	Alternative Planning Strategy

Acronym	Definition
APN	Assessor Parcel Number
AQA	Air Quality & Greenhouse Gas Assessment
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plan
ARB	Air Resources Board
ASTM	American Society of Testing and Materials
BAAQMD	Bay Area Air Quality Management District
BACM	Best Available Control Measure
BMPs	Best Management Practices
BERD	Built Environment Resources Directory
BLM	Bureau of Land Management
BP	Business Park
BP	Before Present
BSC	Building Standards Code
BTU	British Thermal Unit
C/V	"Citrus/Vineyard" Riverside County zoning designation
CA MUTCD	California Manual on Uniform Traffic Control Devices
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAB	California Architects Board
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod™	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalEnviroScreen	California Communities Environmental Health Screening Tool Version 3.0
CALGAPS	California LBNL GHG Analysis of Policies Spreadsheet
CALGreen	California Green Building Standards Code
CalSTA	California State Transportation Agency
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CBSC	California Building Standards Code
CBSC	California Building Standards Commission
CC	Community Center
CCR	California Code of Regulations
CCAA	California Clear Air Act
C&D	Construction and Demolition
CDC	California Department of Conservation

Acronym	Definition
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CDPR	California Department of Pesticide Regulation
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CETAP	Community Environmental Transportation Acceptability Process
CFCs	Chlorofluorocarbons
CFR	Code of Federal Regulations
CFS	Cubic Feet per Second
CGC	California Government Code
CH_4	Methane
CDFW	California Department of Fish and Wildlife
CHL	California Historic Landmarks
CIWMB	California Integrated Waste Management Board
CIWMP	Riverside Countywide Integrated Waste Management Plan
CLCA	California Land Conservation Act
CMP	Congestion Management Program
CMUTD	California Manual on Uniform Traffic Control Devices
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
COA	Conditions of Approval
COG	Council of Governments
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
COP	Conference of the Parties
COP	Community Oriented Policing
COPPS	Community Oriented and Policing Problem Solving
CPEP	Clean Power and Electrification Pathway
CPHI	California Points of Historical Interest
CPUC	California Public Utilities Commission
CR	Commercial Retail
CRA	Cultural Resources Assessment
CRA	Colorado River Aqueduct
CRHR	California Register of Historic Places
CSA	Community Service Area
CTC	California Transportation Commission
CTR	California Toxic Rule
CUP	Conditional Use Permit
CWA	Clean Water Act
CWC	California Water Code

Acronym	Definition
c.y.	cubic yards
CZ	Change of Zone
CZ 2000016	Change of Zone 2000016
dB	Decibel
dBA	A-weighted Decibels
DBESP	Determination of Biological Equivalent or Superior Preservation
DBF	deposit-based fee
DC/TP	discovery clause/treatment plan
DEH	Department of Environmental Health
DIF	Development Impact Fee
DMA	Drainage Management Areas
DMV	Department of Motor Vehicles
DOE	Determination of Eligibility
DOF	California Department of Finance
DOSH	Division of Occupational Safety and Health
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
du/ac	Dwelling Units per Acre
DWR	Riverside County Department of Waste Resources
DWR	Riverside County Department of Water Resources
EA	Environmental Assessment
EAP	Existing Plus Ambient Plus Project
EAP	Elsinore Area Plan
EAPC	Existing Plus Ambient Plus Cumulative Plus Project
e.g.	for example
EDR	Environmental Data Resources, Inc.
EIC	Eastern Information Center
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMFAC	EMission FACtor model
EMWD	Eastern Municipal Water District
EO	Executive Order
EPA	Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-To-Know Act
EPS	Emission Performance Standard
ESA	Environmental Site Assessment
ETW	Equivalent Test Weight
EV	Electric Vehicle

Acronym	Definition
FAA	Federal Aviation Administration
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FHWA-RD-77-108	FHWA Highway Traffic Noise Prediction Model
FHWA	Federal Highway Administration
FIMA	Federal Insurance and Mitigation Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FMZ	Fuel Modification Zone
FPP	Fire Protection Plan
FPEIR	Final Program Environmental Impact Report
FRAP	Resource Assessment Program
FTA	Federal Transit Administration
FYI	for your information
GBN	Ground-Based Noise
GBV	Ground-Based Vibration
GHG	Greenhouse Gas
GLO	General Land Office
GMP	Groundwater Basin
GMZ	Groundwater Management Zone
GOBiz	Governor's Office of Business and Economic Development
gpd	Gallons per Day
GPA	General Plan Amendment
GPA 200004	General Plan Amendment No. 200004
GPCD	Gallons per Capita per Day
GSA	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plans
GVWR	Gross Vehicle Weight Rating
GWH	Gigawatt Hours
Ha	High Sensitivity A
Hb	High Sensitivity B
HAPs	Hazardous Air Pollutants
HBW	Home Based Work
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HD	heavy-duty
HHD	Heavy-Heavy Duty Trucks

Acronym	Definition
HI	Hazard Index
HMBEP	Hazardous Materials Business Emergency Plan
HMTA	Hazardous Materials Transportation Act
HMTAUSA	Hazardous Materials Transportation Uniform Safety Act
HOV	High-Occupancy Vehicle
HPDF	Historic Property Data File
HPS	High Pressure Sodium
HRA	Health Risk Assessment
HSC	Health and Safety Code
HSWA	Federal Hazardous and Solid Waste Amendments
HUD	Department of Housing and Urban Development
HWCL	Hazardous Waste Control Law
I	Interstate
I-215	Interstate 215
I-15	Interstate 15
i.e.	that is
IA	Implementing Agreement
ICAO	International Civil Aviation Organization
IEPR	Integrative Energy Policy Report
In/sec	Inches Per Second
IRP	Integrated Resource Planning
ISO	Independent Service Operator
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991
ITE	Institute of Transportation Engineers
ITIP	Interregional Transportation Improvement Plan
IWMA	Integrated Waste Management Act
IWMP	Integrated Waste Management Plan
JPA	Joint Powers Authority
LACM	Museum of Los Angeles County
LBNL	Lawrence Berkeley National Laboratory
LDA	light-duty auto
LCFS	low carbon fuel standard
LDT1	Light-Duty Trucks with an ETW of less than or equal to 3,750 pounds
LDT2	Light-Duty Trucks with an ETW between 3,751 and 5,750 pounds
LEA	Lead Enforcement Agency
Leq	equivalent continuous sound level
LI	“Light Industrial” SP 293 land use designation
Lmax	maximum noise level

Acronym	Definition
LOS	Level of Service
LRA	Local Responsibility Areas
LSEs	Load-Serving Entities
LSTs	Localized Significance Thresholds
LTF	Local Transportation Fund
LTOs	Licensed Timber Operators
LUST	Leaking Underground Storage Tank
MARB	March Air Reserve Base
MCY	Motorcycles
MCP	Mid-County Parkway
MD	medium-duty
MDP	Master Drainage Plan
MDR	"Medium Density Residential" SP 293 land use designation
MDV	Medium-Duty Trucks
MGD	million gallons per day
MHDR	"Medium High Density Residential" SP 293 land use designation
MHDT	Medium-Heavy Duty Trucks
MICR	Maximum Individual Cancer Risk
MLD	Most Likely Descendent
MMTs	million metric tons
$MMTCO_2e$	million metric tons of carbon dioxide equivalent
$MMTCO_2e/yr$	million metric tons of carbon dioxide equivalent per year
Mph	Miles Per Hour
MPO	Metropolitan Planning Organization
MRZ-3	Mineral Resource Zone 3
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MSR	million solar roofs
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
MVTS	Moreno Valley Transfer Station
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
NAGPRA	National American Graves Protection and Reparation Act
NAAQS	National Ambient Air Quality Standards
NDA	No Development Alternative
NDC	nationally determined contributions
NEPSSA	Narrow Endemic Plant Species Survey Area
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program

Acronym	Definition
NHLs	National Historic Landmarks
NHPA	National Historic Preservation Act
NIOSH	National Institute for Occupational Safety and Health
NO_2	Nitrogen Dioxide
NO_X	Nitrogen Oxides
N_2O	Nitrous Oxide
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NPA	No Project Alternative
NPDES	National Pollutant Discharge Elimination System
NPRM	Notice of Proposed Rule Making
NPS	National Park Service
NPS	non-point source
NRHP	National Register of Historic Places
NTR	National Toxic Rule
NUSD	Nuview Union School District
NVIA	Noise and Vibration Impact Assessment
O_3	Ozone
OAG	Office of Attorney General
OAL	Office of Administrative Law
OBUS	Other Buses
OEHHA	Office of Environmental Health Hazard Assessment
Off-Site CRA	Off-site impact areas
OHP	Office of Historic Preservation
OIH	Office of Industrial Hygiene
OPR	Office of Planning and Research
OS-C	"Open-Space Conservation" SP-293 land use designation
OS-CH	Open Space – Conservation Habitat
OS-R	"Open-Space Recreation" SP 293 land use designation
OS-W	"Open-Space Water" SP 293 land use designation
OSHA	Occupational Safety and Health Assessment
PA	Public Address
PCBs	Polychlorinated biphenyls
PCEs	Passenger Car Equivalents
PeMS	Caltrans' Performance System Website
PF	"Public Facilities" SP 293 land use designation
PG&E	Pacific Gas and Electric
PHF	peak hour factor
p.m.	Post Meridiem (between the hours of noon and midnight)

Acronym	Definition
PM	Particulate Matter
$PM_{2.5}$	Fine Particulate Matter (2.5 microns or smaller)
PM_{10}	Fine Particulate Matter (10 microns or smaller)
POUs	Publicly-Owned Electric Utilities
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PRIMP	Paleontological Resources Impact Mitigation Program
PRPA	Paleontological Resources Preservation Act
PUC	Public Utilities Code
PUHSD	Perris Union High School District
PVRWRF	Perris Valley Regional Water Reclamation Facility
PWQMP	Preliminary Water Quality Management Plan
Qvof	Quaternary Very Old Fan Deposits
R-A-5	Residential Agricultural, 5-acre Minimum Lot Size
R-R	"Rural Residential" Riverside County Zoning Designation
RC-LDR	Rural Community – Low Density Residential
RCA	Western Riverside County Regional Conservation Authority
RCALUC	Riverside County Airport Land Use Commission
RCCDR	Riverside County Center for Demographic Research
RCDWR	Riverside County Department of Waste Resources
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCSD	Riverside County Sheriff's Department
RCIT	Riverside County Information Technology
RCPG	Regional Comprehensive Plan and Guide
RCPLS	Riverside County Public Library System
RCRA	Resource Conservation and Recovery Act
RCTC	Riverside County Transportation Commission
RCWD	Rancho California Water District
REC	Recognized environmental Concerns
REL	Reference Exposure Level
RHNA	Regional Housing Needs Assessment
RivTAM	Riverside Transportation Analysis Model
RMM	Riverside Municipal Museum
RMS	root mean square
ROGs	Reactive Organic Gasses

Acronym	Definition
ROW	Right-of-Way
RPFs	Registered Professional Foresters
RPS	Renewable Portfolio Standards
RSHA	Regional System of Highways and Arterials
RTA	Riverside Transit Agency
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
RWRF	Regional Water Reclamation Facility
SF/s.f.	square foot or square feet
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SB 18	Senate Bill 18
SB 1	Road Repair and Accountability Act of 2017
SB 32	Statewide for California to reduce GHG emissions
SB 50	Senate Bill 50
SB 221	Senate Bill 221
SB 325	Transportation Development Act (Mills-Alquist-Deddeh Act)
SB 375	Senate Bill 375
SB 350	Clean Energy and Pollution Reduction Act of 2015
SB 610	Senate Bill 610
SB 743	Senate Bill 743, Transportation Impacts
SB 1000	Senate Bill 1000
SB 1368	CPUC adopt a GHG emission performance standard
SB 1078	California Renewables Portfolio Standard Program
SBCM	San Bernardino County Museum
SCAB	South Coast Air Basin
SCAG	Sothern California Association of Governments
SCAQMD	Southern Coast Air Quality Management District
SCE	Southern California Edison
SCH	California State Clearinghouse (Office of Planning and Research)
SCS	Sustainable Communities Strategy
SDG&E	San Diego Gas and Electric
SDNHM	San Diego Natural History Museum
SDWA	Safe Drinking Water Act
SED	Socio-Economic Data
SFP	School Facilities Program
SGC	Strategic Growth Council

Acronym	Definition
SGMA	Sustainable groundwater management act
SHMA	Seismic Hazards Mapping Act
SHPO	State Historic Preservation Officers
SHRC	State Historical Resources Commission
SHS	State Highway System
SHWS	State Hazardous Waste Sites
SIPs	State Implementation Plans
SJVAPCD	San Joaquin Valley Air Pollution Control District
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SLPS	short-lived climate pollutant strategy
SMARA	Surface Mining and Reclamation Act of 1975
SNUR	Significant New Use Rule
SoCalGas	Southern California Gas
SOC	Statement of Overriding Conditions
SO_2	Sulfur Dioxide
SO_X	Sulfur Oxide
SP	Specific Plan
SP Zone	Specific Plan Zone
SP 333	Renaissance Ranch Specific Plan No. 333
SP 333A1	Renaissance Ranch Specific Plan No. 333 Amendment No. 1
SR	State Route
SR-74	State Route 74
SR-79	State Route 79
SRA	Source Receptor Area
SRA	State Responsibility Areas
SRRE	Source Reduction and Recycling Elements
STA	State Transit Assistance
STC	Sound Transmission Class
STIP	Statewide Transportation Improvement Program
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Regional Control Board
TAC	Toxic Air Contaminants
TAZ	traffic analysis zones
TCL	Traditional Cultural Landscape
TDA	Transportation Development Act
TDM	Transportation Demand Management
THP	Timber Harvesting Plan
TIA	Traffic Impact Analysis

Acronym	Definition
TPA	Transit Priority Area
TPD	Tons per Day
TPY	Tons per Year
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee
UCR	University of California, Riverside
UNFCCC	United Nations Framework Convention on Climate Change
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States of Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
UWMP	Urban Water Management Plan
UWMP Act	Urban Water Management Planning Act
UWMP-MWD	MWD's 2015 Urban Water Management Plan
VHDR	"Very High Density Residential" SP 293 land use designation
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOCs	Volatile Organic Compounds
VVUSD	Val Verde Unified School District
W-1	Watercourse, Watershed & Conservation Areas
W-2	Controlled Development Areas
WDR	Water discharge report/ requirements
WMI	Watershed Management Initiative
WMIE	Waste Management Inc. of the Inland Empire
WQMP	Water Quality Management Plan
WRP	Waste Recycling Plan
WRRA	Waste Reuse and Recycling Act
WRCOG	Western Riverside Council of Governments
WSA	Water Supply Assessment
WSC	Western Science Center
WSCP	Water Shortage Contingency Plan
WSP	High-cube Warehouse Trip Generation Study
WUI	Wildland-Urban Interface
ZE/NZE	zero- and near-zero emission
ZORI	Zones of Required Investigation

S.0 EXECUTIVE SUMMARY

S.1 INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.* requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

This Draft Program Environmental Impact Report (EIR), having California State Clearinghouse (SCH) No. 2021030301, was prepared in accordance with State CEQA Guidelines Article 9, Sections 15120-15132 to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Project, which consists of General Plan Amendment No. 200004 (GPA200004), Amendment No. 1 to Specific Plan No. 333 (SP00333A01), and Change of Zone No. 2000016 (CZ2000016), which are collectively referred to herein as the "Project" or "proposed Project." This Program EIR does not recommend approval or denial of the proposed Project; rather, this Program EIR is a source of factual information regarding potential impacts that the Project may cause to the physical environment. The Draft Program EIR will be available for public review for a minimum period of 45 days. After consideration of public comment, the County of Riverside will consider certifying the Final EIR and adopting required findings.

This Executive Summary complies with State CEQA Guidelines Section 15123, "Summary." This Program EIR includes a description of the proposed Project and evaluates the physical environmental effects that could result from Project implementation. The County of Riverside determined that the scope of this EIR should cover 21 subject areas. The scope includes all of the subject areas listed in Appendix G to the State CEQA Guidelines and in consideration of public comment received by the County in response to this EIR's Notice of Preparation (NOP). The NOP, and written comments received by the County in response to the NOP, are attached to this EIR as *Technical Appendix A*. In consideration of public comment on the NOP, the 21 environmental subject areas that could be reasonably and significantly affected by planning, constructing, and/or operating the proposed Project are analyzed herein, including:

1. Aesthetics
2. Agriculture and Forestry Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Energy
7. Geology and Soils
8. Greenhouse Gas Emissions
9. Hazards and Hazardous Materials
10. Hydrology and Water Quality
11. Land Use and Planning
12. Mineral Resources
13. Noise
14. Paleontological Resources
15. Population and Housing
16. Public Services
17. Recreation
18. Transportation
19. Tribal Cultural Resources
20. Utilities and Service Systems
21. Wildfire

Refer to EIR Section 4.0, *Environmental Analysis*, for a full account and analysis of the subject matters listed above. For each of the aforementioned subject areas, this EIR describes: 1) the physical conditions that existed at the approximate time this EIR's NOP was filed with the California State Clearinghouse (March 11, 2021); 2) discloses the type and magnitude of potential environmental impacts resulting from Project planning, construction, and operation; and 3) if warranted, recommends feasible mitigation measures that would reduce or avoid significant adverse environmental impacts that the proposed Project may cause. A summary of the proposed Project's significant environmental impacts and the mitigation measures imposed by the County of Riverside on the Project to lessen or avoid those impacts is included in this Executive Summary as Table S-1, *Summary of Impacts, Mitigation Measures, and Conclusions*. The County of Riverside applies mitigation measures that it determines: 1) are feasible and practical for project applicants to implement; 2) are feasible and practical for the County of Riverside to monitor and enforce; 3) are legal for the County to impose; 4) have an essential nexus to the Project's impacts; and 5) would result in a benefit to the physical environment. CEQA does not require the Lead Agency to impose mitigation measures that are duplicative of mandatory regulatory requirements.

This EIR also discusses alternatives to the proposed Project. Alternatives are described that would attain most of the Project's objectives while avoiding or substantially lessening the proposed Project's significant adverse environmental effects. A full discussion of Project alternatives is found in Section 6.0, *Alternatives*.

S.2 PROJECT SYNOPSIS

S.2.1 LOCATION AND REGIONAL SETTING

The 157.1-acre Project site is located within the western portion of unincorporated Riverside County, California. EIR Figure 2-1, *Regional Map*, depicts the Project site's location within the regional vicinity. As shown, Riverside County abuts San Bernardino County to the north; Orange County to the west; and San Diego and Imperial Counties to the south. The Project site is located within the western region of unincorporated Riverside County, California. As depicted on EIR Figure 2-2, *Vicinity Map*, the Project site is located near the community of Lake Elsinore and adjacent to the Horsethief Canyon Ranch community. More specifically, and as depicted on EIR Figure 2-2, the 157.1-acre site is located east of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road. The Project site includes Assessor Parcel Numbers (APNs) 393-120-010 and -011; 393-150-001 through -075; 393-180-004 through -010; 393-250-001 through -041; 393-260-001 through -068; 393-270-001 through -027; 393-280-001 through -087; 393-290-001 through -055; 393-300-001 through -028; 393-310-005; and 394-020-002 through -003. The 157.1-acre site occurs within Section 17, Township 5 South, Range 5 West, San Bernardino Baseline and Meridian. (RCIT, 2020)

S.2.2 PROJECT OBJECTIVES

The fundamental purpose and goal of the proposed Project is to accomplish the orderly development of underutilized property with an economically viable, employment-generating use to increase employment opportunities in a housing rich portion of unincorporated Riverside County. This underlying goal aligns with various aspects of the Southern California Association of Government's (SCAG) 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:

A. To efficiently develop an underutilized property with a complementary mix of employment-generating land uses, including light industrial and business park land uses.

B. To assist the SCAG region in achieving jobs/housing balance region-wide and in the local area by providing additional job opportunities in a housing rich area of the Inland Empire that will reduce the need for members of the local workforce to commute outside the area for employment.

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 establish development standards and design guidelines to ensure future development on site complements other existing and planned uses in the immediate vicinity and minimizes conflicts with other nearby land uses.

E. To establish a unified thematic concept for future development through design elements such as architecture, monumentation, theme walls, and landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.

F. To anticipate market demand by providing a mixture of light industrial and business park land uses in a master-planned commerce center that would be marketable within the evolving economic profile of western Riverside County.

G. To develop a mix of light industrial and business park uses in unincorporated Riverside County that are designed to meet contemporary industry standards, can accommodate a wide variety of users, and are economically competitive with similar uses in the local area and region.

H. To develop a property that has access to available infrastructure, including roads and utilities.

S.2.3 Project Summary Description

The County of Riverside is the Lead Agency for the proposed Project, under whose authority this Program EIR has been prepared. For purposes of this Program EIR, the term "Project" refers to the Project's discretionary applications for the first amendment to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), a General Plan Amendment (GPA200004), and Change of Zone (CZ2000016); future implementing discretionary actions required to implement the Project (e.g., tentative tract maps, plot plans, etc.); and all of the activities associated with Project implementation including planning, construction, and long-term operations.

The Project as evaluated herein consists of a proposal to amend the General Plan and specific plan land use designations and to change the site's zoning classification to allow for the future development of the 157.1-acre Project site with 18.0 acres of "Business Park (BP)" uses, 97.2 acres of "Light Industrial (LI)" uses, "Open Space – Conservation (OS-C)" on 11.5 acres, "Open Space – Conservation Habitat (OS-CH)" on 27.1 acres, and major circulation facilities on 3.3 acres. Specifically, the Project Applicant is requesting the following governmental approvals from the County of Riverside to implement the Project (refer to Chapter 3.0, *Project Description*, for a complete description of the Project's construction and operational characteristics):

- **General Plan Amendment No. 200004 (GPA200004)** is proposed to modify the approved land uses for the Project site in order to reflect changes proposed as part of proposed Amendment No. 1 to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), which is discussed below. The adopted General Plan designates the Project site for "Medium Density Residential (MDR)" land uses. With approval of GPA200004, the Project site would be designated for "Business Park (BP)" land uses on 18.0 acres; "Light Industrial (LI)" land uses on 97.2 acres; "Open Space – Conservation (OS-C)" land uses on 11.5 acres; "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres; and major circulation facilities on 3.3 acres.

- **Amendment No. 1 to Specific Plan No. 333 (SP00333A1)** is proposed to modify the allowed land uses and planning area boundaries within the Renaissance Ranch Specific Plan (SP 333). Under existing conditions, SP 333 designates the 157.1-acre Project site for 355 "Medium Density Residential (MDR)" dwelling units, a 4.3-acre community park, 2.0 acres of pocket parks, and open space on 52.8 acres. SP00333A1 consists of a proposal to modify the approved land uses to instead include "Business Park (BP)" land uses on 18.0 acres; "Light Industrial (LI)" land uses on 97.2 acres; "Open Space – Conservation (OS-C)" land uses on 11.5 acres; "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres; and major circulation facilities on 3.3 acres. As proposed by SP00333A01, areas designated for "Light Industrial" and "Business Park" uses may be developed with a Floor Area Ratio (FAR) up to 0.50. Accordingly, approval of SP00333A01 would allow for the future development of up to 392,040 s.f. of "Business Park" building area and up to 2,117,016 s.f. of "Light Industrial" building area.

- **Change of Zone No. 2000016 (CZ2000016)** is proposed to modify the Planning Area boundaries, permitted uses, and development standards throughout the 157.1-acre site in order to reflect the land uses proposed as part of SP00333A01, as described above.

S.3 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

State CEQA Guidelines § 15123(b)(2) requires that areas of controversy known to the Lead Agency (Riverside County) be identified in the Executive Summary. Substantive issues raised in response to the NOP are summarized in Table 1-1 in EIR Section 1.0. The purpose of this table is to present the primary environmental issues of concern raised by public agencies and the general public during the NOP review period. The table is not intended to list every comment received by the County during the NOP review period. Regardless of

whether or not a comment is listed in the table, all applicable comments received in responses to the NOP are addressed in this Program EIR. Based on comments received during the NOP review period, Project impacts to the environment under the issues of aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, land use/planning, noise, transportation, and tribal cultural resources were identified as potential areas of concern.

S.4 PROJECT ALTERNATIVES

S.4.1 NO DEVELOPMENT ALTERNATIVE (NDA)

The No Development Alternative (NDA) considers no development/disturbance on the Project site beyond that which occurs under existing conditions. As such, the Project site would continue to consist of 157.1 acres of vacant and undeveloped land. 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.

S.4.2 NO PROJECT (ADOPTED SPECIFIC PLAN) ALTERNATIVE (NPA)

The No Project (Existing Specific Plan) Alternative, herein referred to as the "No Project Alternative (NPA)," assumes development of the 157.1-acre property in accordance with the site's existing General Plan and Specific Plan land uses. Figure 2-5 in EIR Subsection 2.0 depicts the site's existing Specific Plan land use designations. Thus, under this alternative, and consistent with the adopted Renaissance Ranch Specific Plan No. 333 (SP 333), the Project site would be developed with 355 Medium Density Residential dwelling units on 98.7 acres, with minimum lot sizes ranging from 5,000 s.f. to 8,000 s.f. in size; a Community Park on 4.3 acres; four pocket parks on 2.0 acres; Open Space/Conservation land uses on 27.1 acres; and Open Space/Drainage uses on 25.7 acres. 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 SP 333 land use designations.

S.4.3 REDUCED PROJECT ALTERNATIVE (RPA)

The Reduced Project Alternative (RPA) considers development of the Project site in a manner similar to the proposed Project, but with a reduced development intensity. Specifically, proposed Business Park and Light Industrial land uses would be developed at a maximum Floor Area Ratio (FAR) of 0.35, in lieu of the 0.50 FAR proposed as part of the Project. As with the proposed Project, Light Industrial building area is assumed to consist of approximately 20% "High-Cube Cold Storage" uses, 35% "High-Cube Fulfillment Center" uses, 35% "High Cube Warehouse" uses, and 10% "Manufacturing" uses, while Business Park building area is assumed to consist of approximately 60% "Industrial Park" uses and 40% "Warehouse" uses. The RPA would result in up to 274,428 s.f. of Business Park land uses and 1,481,911 s.f. of Light Industrial uses, for a total of 1,756,339 s.f. of building area. All other components of the RPA would be identical to the proposed Project, including areas planned for physical impacts both on and off site. This alternative was selected by the Lead Agency in order to evaluate an alternative that would reduce the Project's significant and unavoidable impacts

to air quality and transportation. The RPA is identified as the environmentally superior alternative pursuant to State CEQA Guidelines § 15126.6(e)(2).

S.5 EIR PROCESS

As a first step in the CEQA compliance process, Riverside County determined that the proposed Project likely would result in significant environmental effects, and distributed a Notice of Preparation (NOP) for public review on March 11, 2021. An Initial Study was not prepared for the Project, and thus this EIR evaluates all of the environmental subjects listed in Appendix G to the State CEQA Guidelines, as set forth in the County's standard Environmental Assessment Checklist form. Because the Project would require future discretionary approvals (e.g., tentative tract maps, plot plans, etc.), this EIR has been prepared as a Program EIR pursuant to State CEQA Guidelines § 15168. As described by State CEQA Guidelines § 15168(a), a Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) are logical parts [*sic*] in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. For purposes of discussion herein, the terms "EIR" and "Program EIR" are used interchangeably.

This Program EIR represents the independent judgment of Riverside County (as the Lead Agency) and evaluates the physical environmental effects that could result from constructing and operating the proposed Project. Acting as Lead Agency, the County of Riverside will consider the following issues regarding the proposed Project: a) evaluation of this Program EIR to determine if the physical environmental impacts are adequately disclosed; b) assessment of the adequacy and feasibility of identified mitigation measures and the potential addition, modification to, or deletion of mitigation measures, standard conditions of approval, or Project design features; c) consideration of alternatives to the Project that would reduce or eliminate significant environmental effects of the Project; and, if necessary, d) consideration of Project benefits that override the Project's unavoidable and unmitigable significant effects on the environment.

Before taking action to approve the Project, the County of Riverside (serving as the Lead Agency) has the obligation to: (1) ensure this Program EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this Program EIR as part of its decision making process; (3) make a statement that this Program EIR reflects Riverside County's independent judgment; (4) ensure that all significant effects on the environment are avoided or substantially lessened where feasible; and, if necessary (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this Program EIR are infeasible and citing the specific benefits of the proposed Project that outweigh its unavoidable adverse effects (State CEQA Guidelines §§ 15090-15093).

S.6 SUMMARY OF IMPACTS, MITIGATION MEASURES AND CONCLUSIONS

S.6.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

An Initial Study was not prepared for the proposed Project, and thus this EIR evaluates all of the environmental subjects listed in Appendix G to the State CEQA Guidelines, as set forth in the County's standard Environmental Assessment Checklist form. There were no issues found to be not significant as a result of the Project's NOP process.

S.6.2 IMPACTS OF THE PROPOSED PROJECT

Table S-1, *Summary of Impacts, Mitigation Measures, and Conclusions*, provides a summary of the proposed Project's environmental impacts, as required by State CEQA Guidelines § 15123(a). Also presented are the mitigation measures recommended by Riverside County to further avoid adverse environmental impacts or to reduce their level of significance. After the application of all feasible mitigation measures, the Project would result in significant and unavoidable environmental effects, as summarized below.

- Agricultural and Forestry Resources: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. The Project would result in direct, permanent impacts due to the conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use. Mitigation measures are not available to reduce impacts to 80.0 acres of "Farmland of Local Importance" to below a level of significance; thus, impacts would be significant and unavoidable.

- Air Quality: Significant and Unavoidable Direct and Cumulatively-Considerable Impacts. Long-term operations of the proposed Project would result in daily emissions of NO_X and ROGs that exceed the SCAQMD Regional Thresholds. Although mitigation measures are identified to reduce impacts to the maximum feasible extent, a majority of NO_X emissions associated with Project operations would result from vehicular traffic, and in particular truck traffic. Mobile source emissions are regulated by standards imposed by federal and State agencies, not local governments; thus, feasible mitigation is not available to reduce the Project's emissions of NO_X to below a level of significance. With respect to ROG emissions, a majority of the Project's ROG emissions (84.6%) are associated with area sources such as architectural coatings and consumer products. ROG emissions from consumer product (i.e., solvents used in cleaning supplies, kitchen aerosols, cosmetics, and toiletries) make up most of the area source emissions (approximately 88%). As with mobile sources, consumer products cannot be regulated by the County of Riverside. CARB is primarily responsible for controlling pollution from consumer products. Impacts would be significant and unavoidable on both a direct and cumulatively-considerable basis. Additionally, because Project operational-related emissions would exceed the SCAQMD Regional Thresholds and because the Project's proposed land uses are not consistent with the growth forecasts included in the 2016 SCAQMD AQMP, the Project also would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the 2016 SCAQMD AQMP.

- Greenhouse Gas (GHG) Emissions: Significant and Unavoidable Cumulatively-Considerable Impact. 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 Applicant to demonstrate that a minimum of 20% of the Project's energy demand would be met through renewable energy production. Notwithstanding, even with implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, it cannot be ensured that the Project's GHG emissions would be reduced to below the CAP Update screening level threshold of 3,000 metric tons of carbon dioxide equivalent per year ($MTCO_2e$). Because the Project's emissions cannot be reduced to below the CAP Update screening threshold of 3,000 $MTCO_2e$/yr, Project impacts due to direct or indirect GHG emissions are conservatively evaluated as a significant and unavoidable impact of the proposed Project for which additional feasible mitigation measures are not available.

- Transportation: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. The Existing Plus Project generated VMT per employee is 22.76, which would exceed the County's adopted threshold of 14.24 VMT per employee by approximately 60 percent. Mitigation Measure MM 4.18-1 requires that a VMT assessment be prepared for future implementing developments (i.e., plot plans, conditional use permits, etc.) in order to identify feasible site-specific TDM strategies that would serve to reduce VMT, while Mitigation Measure MM 4.18-2 requires future owner users and tenants to participate in Riverside County's Rideshare Program. However, inclusion of such VMT reduction measures in areas that are characteristically suburban in context are limited to a maximum VMT reduction of 15%. This maximum reduction for cross-category transportation-related mitigation measures of 15% for suburban settings is also noted in the County Guidelines. Therefore, even with the implementation of all feasible VMT reduction measures, Project-generated VMT cannot be reduced to a level of less than significant.

Table S-1 Summary of Impacts, Mitigation Measures, and Conclusions

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.1 Aesthetics				
Threshold a: There are no officially-designated scenic highway corridors within the Project's viewshed, however, the proposed Project would be prominently visible from nearby segments of I-15. Although this represents a substantial change to views along this State-eligible facility, development on site would be required to comply with the development standards and design guidelines included as part of proposed SP 333A1, which have been designed to ensure that the property is developed in a manner that is not aesthetically offensive. Design guidelines included as part of SP 333A1 include guidance related to site design, architecture, and landscaping, compliance with which would be assured by the County's future review of implementing applications (e.g., plot plans, building permits, etc.).	Less Than Significant	**CRDR 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/ Building and Safety Department	Prior to issuance of building permits
Thresholds b and c: Although development of the Project site as proposed would represent a substantial change to the visual character of the site, the Project site does not contain any scenic resources, including but not limited to, trees, rock outcroppings, or landmark features. Project impacts to scenic resources and visual quality would be less than significant with mandatory compliance with the provisions of SP 333A1 and the SP 333A1 zoning ordinance.	Less Than Significant	**CRDR 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/ Building and Safety Department	Prior to issuance of building permits
Threshold d: The Project site is located within the limits of "Zone B" of the Mt. Palomar Observatory Lighting Policy Area. All development projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect	Less Than Significant	**CRDR 4.1-3** The Project is required to comply with the Development Standards and Design Guidelines of SP 333A1, including standards related to lighting. Compliance with these Design Guidelines would be assured by the County's future review of implementing building permit applications for compliance with the Specific Plan's design features that would	Project Applicant/ Planning Department, Building and Safety	Prior to approval of implementing developments (i.e., plot plans, conditional use permits, etc.) and

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
the Observatory. No building permits would be issued by the County unless the building permit applications demonstrate consistency with the applicable provisions of Ordinance No. 655. As such, the Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655, and impacts would be less than significant. **Thresholds e and f:** Future development on the Project site would be subject to Riverside County Ordinance No. 915 as well as the development standards and design guidelines of SP 333A1. 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 property to unacceptable light levels. Impacts would be less than significant.	Less Than Significant	serve to reduce and/or avoid impacts relating to aesthetics.	Department	prior to issuance of building permits.
4.2 Agriculture and Forestry Resources				
Threshold a: The Project would result in the conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use. Feasible mitigation measures are not available for the Project's conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use. Although it may be possible in some circumstances for impacts to agricultural land to be partially mitigated through the acquisition of off-site properties and placing such properties into permanent agricultural easements (i.e., compensatory mitigation), in this case such compensatory mitigation does not meet any of the definitions of mitigation as provided by State CEQA	Significant and Unavoidable	**CRDR 4.2-1** In the event that zoning changes are approved in the Project vicinity to establish new agriculturally-zoned lands as defined by Riverside County Ordinance No. 625, the provisions of Ordinance No. 625 would 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/ Planning Department	Prior to issuance of building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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.				
Threshold b: Under existing conditions, the Project site is not zoned for agricultural use. There are no lands zone primarily for agricultural use, as defined by Ordinance No. 625, within the Project vicinity. Additionally, according to Riverside County GIS, there are no agricultural preserves or Williamson Act contracted land within the Project vicinity. As such, the Project would not conflict with existing agricultural zoning, nor does the Project have potential to result in conflicts with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Thus, impacts would be less than significant.	Less Than Significant			
Threshold c: Based on the definition of "land zoned for primarily agricultural purposes" provided in Riverside County Ordinance No. 625, there are no agriculturally-zoned properties within 300 feet of the Project site. Accordingly, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impact would occur.	No Impact			
Threshold d: Aside from the Project's impacts to "Farmland" as discussed under the analysis of Threshold a., 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. Thus, impacts would be less than significant.	Less Than Significant			
Thresholds e, f and g: There are no forest lands in the	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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				
4.3 Air Quality				
Threshold a: Project-related construction activities have the potential to exceed the SCAQMD Regional Threshold of significance for NO_X, and under long-term operational conditions the Project has the potential to exceed the SCAQMD Regional Thresholds of significance for ROG and NO_X. Additionally, the Project would not be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2016 AQMP. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce the Project's construction-related air quality emissions to below the SCAQMD Regional Thresholds. However, even with implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7, the Project's long-term operational emissions of ROGs and NO_X, both of which also are ozone precursors, would remain above the SCAQMD Regional Thresholds. As such, the Project would potentially delay the timely attainment of the O_3 air quality standard and/or the AQMP emission reduction requirements. Additionally, the Project's proposed land uses are not consistent with the growth forecasts included in the 2016 SCAQMD AQMP. Thus, Project direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2016 AQMP would be significant and unavoidable **Threshold b:** For both the Primary Land Use Plan and the Alternative Land Use Plan, emissions resulting from Project construction have the potential to exceed the SCAQMD Regional Threshold of 100 pounds per day for NO_X.	Significant and Unavoidable Direct and Cumulatively-Considerable Impact Significant and Unavoidable Direct and Cumulatively-	**MM 4.3-1** As a condition of issuing grading or building permits, Riverside County shall require that the following measures be implemented during all construction activities on site: • Any construction equipment used in Project construction and with a horsepower rating greater than 75 horsepower shall be California Air Resources Board (CARB) Tier 4 Certified, as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations. • All future construction activities on site shall adhere to the germane policy provisions in the County of Riverside Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/Distribution Uses, whether said project proposes buildings of 250,000 square feet or not. Germane provisions include, but are not limited to, the following: a. During construction activities on site, all heavy-duty haul trucks accessing the site shall have CARB-approved 2010 engines or newer approved CARB engine standards. 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.	Project Applicant, Construction Contractor/ Building and Safety Department, Riverside County Sheriff's Department	Prior to issuance of permits for blasting activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Additionally, Project-related operational emissions would exceed the SCAQMD Regional Thresholds for ROG and NO_X under long-term operations. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would ensure that the proposed Project would be constructed in a manner that daily pollutants would be generated at levels below SCAQMD significance thresholds. With implementation of the required mitigation, Project-related air quality impacts during construction would be reduced to less-than-significant levels. Implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7 would reduce the Project's anticipated emissions of ROGs and NO_X, but would not reduce emissions of these pollutants to below the SCAQMD Regional Thresholds. Accordingly, the Project's long-term operational-related emissions of ROG and NOx are concluded to result in a significant and unavoidable impact on both a direct and cumulatively-considerable basis.	Considerable Impact	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 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 items a. through g., above, shall be kept onsite and furnished to the County upon request. h. 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. 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.		
Threshold c: The Project would not expose sensitive receptors to cancer risks exceeding 10 per one million or non-carcinogenic hazards exceeding a chronic hazard index of 1.0 during either construction or long-term operation. The Project also would not exceed the SCAQMD LST thresholds during construction or long-term operation. Additionally, the Project would not cause or contribute to any CO "hot spots." Thus, impacts would be less than significant.	Less Than Significant			
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	Less Than Significant	**MM 4.3-2** Prior to issuance of building permits for Tenant Improvements involving cold storage warehouse uses, Riverside County shall review the plans to ensure that electrical hookups are provided to eliminate idling of main and auxiliary engines during the loading and unloading process and provide for transport refrigeration units. Riverside County shall verify the installation	Project Applicant/ Building and Safety Department	Prior to issuance of building permits for Tenant Improvements

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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. Thus, impacts would be less than significant.		of electrical hookups prior to final building inspection. **MM 4.3-3** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. 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: • 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. • 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 4.3-4** Prior to final building inspection, Riverside County shall ensure that Install passenger car Electric Vehicle (EV) charging stations and designated carpool parking stalls have been installed per the provisions of the California Green Building Standards Code, along with an adequately sized electrical panel(s) and conduit to accommodate future EV charging stations at a	Project Applicant/ Building and Safety Department Project Applicant/ Building and Safety Department	Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building permits Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		minimum of 5 percent of the passenger car parking spaces. **MM 4.3-5** All on-site outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be required to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier 4 Engine standards for off-road vehicles or better (defined as emitting less than or equal to 0.015 grams per brake horsepower-hour [g/bhp-hr] for PM10) and all indoor cargo handling equipment shall be required to be powered by electricity, compressed natural gas, or propane. Use of indoor diesel-fueled equipment shall be prohibited. Developer and all successors also shall include these obligations in all building leases. The building owner and occupant shall allow periodic inspection of the site by the County of Riverside or its designee to confirm compliance. Electrical panels should be appropriately sized to allow for future expanded use. **MM 4.3-6** In order to promote alternative fuels, and help support "clean" truck fleets, as part of future lease agreements the developer/successor-in-interest shall be required to provide building occupants with information related to SCAQMD's Carl Moyer Program, 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, Successors in Interest/ Building and Safety Department, Code Enforcement Department Project Applicant, Future Site Occupants/ Planning Department	During long-term site operations During long-term site operations

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		MM 4.3-7 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. In addition, buildings smaller than 250,000 square feet shall comply with applicable policy provisions of the Good Neighbor Policy except as indicated below. 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: • 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. • 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 ("HHDT") 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. • Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources	Project Applicant, Future Occupants/ Planning Department	During long-term site operations

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		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 to restrict idling to no more than five minutes; and 3) telephone numbers of the building facilities manager and CARB to report violations. • Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. • 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. • Each Facility 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 future applicants for any new facility larger than 250,000 square feet shall be required to enter into agreement with the County of Riverside to provide a supplemental funding contribution, which would be applied to further off set potential air quality impacts to the community and provide a community benefit. Said financial contribution will be determined by the Transportation and Land Management Agency based on the level of NO_X emissions estimated to generated. Said		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		supplemental funding contribution will be collected on a one-time basis. Funds collected under said supplemental funding program will be subject to designation for use by the Board of Supervisors and will generally be used for projects that directly benefit the impacted community wherein the project is located. The types of projects that the Board of Supervisors may designate for use of these funds include, but are not limited to (1) projects that directly offset NO_X reductions above and beyond what is required by existing air quality regulations, (2) projects that generally improve air quality such as paving of dirt roads, installation of additional trees and landscaping, (3) projects that provide an enhanced buffer between the new facility and sensitive receptors, and (4) Projects that lead to reduced emissions by promoting alternate forms of transportation such as bicycle lanes, new sidewalks, bus turnouts, or other transit-related uses. **CRDR 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, 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	Project Applicant, Construction Contractors/ Building and Safety Department	During construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the 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.		
		CRDR 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, Architectural Coatings, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 50 grams per liter [g/L]) unless otherwise specified in the Rule 1113.	Project Applicant, Construction Contractors/ Building and Safety Department, SCAQMD	During construction activities and during long-term building maintenance
		CRDR 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 1403 (Asbestos); Rule 431.2 (Low Sulfur Fuel); and Rule 1186 / 1186.1 (Street Sweepers).	Project Applicant, Construction Contractors, Future Occupants/ SCAQMD	During construction activities and during long-term building maintenance
		CRDR 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/ Building and Safety Department,	During construction activities and long-term operations

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
			SCAQMD	
4.4 Biological Resources				
Threshold a: 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. Impacts to 4.90 acres of riverine resources were previously mitigated in compliance with the previously-approved DBESP for Project, while impacts to an additional 0.05 acre of riparian areas would be mitigated to less-than-significant levels with implementation of Mitigation Measures MM 4.4-6 and MM 4.4-7. With mitigation, Project impacts due to a conflict with Volume I, Section 6.1.2 of the MSHCP would be less than significant. The Project would not result in impacts to narrow endemic plants, and thus would be consistent with Volume I, Section 6.1.3 of the MSHCP. Implementation of Mitigation Measure MM 4.4-1 would ensure that measures are incorporated into the Project's construction phase to preclude significant construction-related nighttime lighting impacts affecting the proposed on-site MSHCP Conservation Area, while Mitigation Measure MM 4.4-2 would ensure that measures are incorporated into future development plans for the site, if necessary, to ensure that future on-site operations do not expose the proposed on-site MSHCP Conservation Area to noise levels exceeding 65 dBA CNEL. Thus, with implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2, the Project would be fully consistent with Section 6.1.4 of the MSHCP. In addition, implementation of Mitigation Measure MM 4.4-3 would ensure that appropriate pre-construction surveys are conducted prior to ground disturbing activities, in accordance with MSHCP Objective 6 for the burrowing owl. With implementation of the required mitigation, the	Less than Significant with Mitigation	**MM 4.4-1** 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 the open space areas within Planning Areas 5 and 6. 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** Prior to approval of implementing developments (i.e., plot plans, building permits, etc.) affecting lands adjacent to the on-site MSHCP Conservation Areas (i.e., proposed Conservation Areas within Planning Areas 5 and 6 of the Renaissance Ranch Commerce Center Specific Plan No. 333, Amendment No. 1), the Project Applicant shall prepare and Riverside County shall review and approve an acoustical analysis to determine whether long-term operational noise associated with the implementing development would expose the proposed MSHCP Conservation Areas to noise levels exceeding 65 dBA CNEL. In the event that the analysis shows that future site operations would expose the Conservation Areas to noise levels exceeding 65 dBA CNEL, the required acoustical analysis shall incorporate recommendations to reduce Project-related operational noise affecting the Conservation Areas to below 65 dBA CNEL. Noise attenuation measures may include, but are not necessarily limited to, the incorporation of screen walls or other barriers (such as berms). Prior to issuance of building permits, the Riverside County Building and Safety Department shall ensure that any required noise attenuation	Project Applicant, Construction Contractors/ Building and Safety Department Project Applicant, Project Acoustical Consultant/ Planning Department	Prior to commencement of activities involving nighttime construction and during nighttime construction activities Prior to approval of implementing developments (i.e., plot plans, building permits, etc.) affecting lands adjacent to the on-site MSHCP Conservation Areas (i.e., proposed Conservation Areas within Planning Areas 5 and 6 of the Renaissance Ranch Commerce Center Specific

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Project would be fully consistent with all applicable MSHCP requirements, and impacts would be reduced to below a level of significance.		measures have been incorporated into the plans, and shall verify that the noise attenuation measures have been implemented prior to final building inspection.		Plan No. 333)
Thresholds b and c: Development of the proposed Project would remove 64.61 acres of habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) for the CAGN. The Project has the potential to result in a significant impact to the CAGN if construction activities were to occur during the nesting season. Implementation of Mitigation Measure MM 4.4-4 would ensure that focused surveys are conducted for the coastal California gnatcatcher if grading or other ground-disturbing activities are proposed within suitable habitat for this species during the nesting season, and further requires avoidance of any identified occupied habitat during the nesting season. Additionally, MM 4.3-3 and MM 4.4-5 would also would ensure pre-construction nesting surveys are conducted prior to commencement of construction activities, and would further ensure appropriate avoidance of any active nests that may be identified and requires implementation of a Burrowing Owl Management Plan in the event burrowing owls are determined to be present within areas proposed for impact. Thus, impacts would be less than significant with mitigation incorporated.	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. • 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 Western Riverside County Regional Conservation Authority (RCA) and Wildlife Agencies (i.e., CDFW and/or 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 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)	Project Applicant, Project Biologist/ Planning Department	Prior to issuance of grading permits or other permits authorizing ground disturbance or discing and prior to ground disturbance and discing
Threshold d: The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and impacts would be less than significant.	Less Than Significant			
Threshold e: The Project would permanently impact 3.36 acres of southern cottonwood willow riparian forest, which	Less Than Significant with			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
is a riparian community and is considered a sensitive community under CEQA. Compensatory mitigation for impacts to 3.31 acres of southern cottonwood willow riparian forest already has occurred through credits purchased form the Riverside-Corona Resource Conservation District at their Lee Lake Preserve, consisting of 13.92 acres of habitat creation and conservation, and through 9.28 acres of habitat restoration and Arundo donax removal within Bedford Canyon Wash. Additionally, the Project would be required to mitigate for an additional 0.05 acre of southern cottonwood willow riparian forest at a minimum 3:1 ratio pursuant to the Project's DBESP and Mitigation Measures MM 4.4-6 and MM 4.4-7. With implementation of the required mitigation, Project impacts to riparian habitat and sensitive natural communities would be reduced to below a level of significance.	Mitigation Incorporated	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 ground disturbance activities. **MM 4.4-4** In the event that grading or other ground-disturbing activities are proposed within habitat suitable to support the coastal California gnatcatcher (i.e., brittle bush scrub, disturbed chamise chaparral, or disturbed California buckwheat scrub, as shown on Figure 4.4-1 of the Project's EIR), Riverside County shall impose conditions of approval on future grading permits requiring focused surveys to be conducted if ground disturbance or discing activities are proposed to occur during the nesting season (i.e., between March 1 and August 15). The results of the focused surveys shall be provided to the Riverside County Environmental Programs Department (EPD) for review and approval prior to commencement of ground disturbing or discing activities during the nesting season. In the event that the focused surveys do not identify the presence of California gnatcatcher, then ground disturbance or discing may occur during the nesting season (i.e., between March 1 and August 15). In the event that the focused surveys identify the presence of California gnatcatchers, then ground disturbance or discing of the occupied areas shall be prohibited between March 1 and August 15. Project contractors shall be required to ensure compliance with these requirements and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance.	Project Applicant, Project Biologist/ Planning Department	Prior to issuance of grading permits or other permits authorizing ground disturbance or discing and prior to ground disturbance and discing
Threshold f: The Project would result in permanent impacts to 1.95 acres (1.87 acre onsite, 0.08 acre offsite) of Corps jurisdiction, of which 0.13 acre consists of jurisdictional wetlands. The Project also would permanently impact 4.95 acres (4.64 acres onsite, 0.31 acre offsite) of CDFW jurisdiction, of which 4.00 acres (3.72 acres onsite, 0.283 acre offsite) consists of CDFW riparian habitat. Although compensatory mitigation for a majority of these impacts to these jurisdictional areas already has been completed in accordance with authorized site jurisdictional permit approvals, which included a Section 401 Water Quality Certification in 2005, a CWA Section 404 permit in 2005 (extended in 2015), and a 1602 Streambed Alteration Agreement in 2004 (amended in 2013 and extended in 2019), the Project would result in off-site impacts to 0.03 acre of Corps/Regional Board jurisdiction and 0.05 acre of CDFW jurisdiction that were not accounted for in the previously-approved DBESP or regulatory	Less Than Significant with Mitigation Incorporated	**MM 4.4-5** 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	Project Applicant, Construction Contractors/	Prior to issuance of grading permits and during

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
permits. Implementation of Mitigation Measures MM 4.4-6 and MM 4.4-7 would ensure that Project impacts to 0.03 acre of Corps/Regional Board jurisdiction and 0.05 acre of CDFW jurisdiction are appropriately permitted and mitigated at a minimum 3:1 ratio in accordance with the Project's DBESP. Implementation of the required mitigation would ensure that Project impacts to State and federally protected wetlands are reduced to a level below significance. **Threshold g:** Aside from the SKR HCP and MSHCP, the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559. 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 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.	No Impact	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 August 31) 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, 300 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 4.4-6** Prior to issuance of a grading permit affecting areas containing waters of the United States or waters of the State, the	Building and Safety Department Project Applicant/	vegetation clearing activities Prior to issuance of grading permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Project Applicant shall secure amended regulatory permits and agreements from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Santa Ana Regional Water Quality Control Board. Copies of each of these permits and agreements shall be provided to the County Environmental Programs Department (EPD) before grading occurs within State or federal jurisdictional waters.	Environmental Programs Department, U.S. Army Corps of Engineers, CDFW, Santa Ana RWQCB	
		MM 4.4-7 Prior to issuance of grading permits, the Project Applicant shall mitigate additional impact to 0.05 acre of MSHCP Riparian habitat located south of the Project near Bolo Court through the purchase of 0.075 acre of re-establishment credits (a 1.5:1 mitigation-to-impact ratio) and 0.075-acre of rehabilitation mitigation credits (a 1.5:1 mitigation-to-impact ratio) at the Riverpark Mitigation Bank in accordance with the Project's Determination of Biologically Superior or Equivalent Preservation (DBESP), dated October 2021 (Technical Appendix C2 to the Project's Environmental Impact Report). Evidence demonstrating compliance with this measure, including supporting documentation, shall be submitted to the Riverside County Environmental Programs Department (EPD) to verify that impacts have been fully mitigated prior to issuance of grading permits.	Project Applicant/ Environmental Programs Department, U.S. Army Corps of Engineers, CDFW, Santa Ana RWQCB	Prior to issuance of grading permits
		CRDR 4.1-1 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/ Planning Department	Prior to issuance of grading permits
		CRDR 4.1-2 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.	Project Applicant/ Planning Department	Prior to issuance of grading permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		CRDR 4.1-3 As a condition of approval for future grading and building permits, the County of Riverside shall require that the Project Applicant must delineate areas planned for long-term conservation as open space (i.e., open space within Planning Areas 5 and 6 of the Renaissance Ranch Commerce Center Specific Plan No. 333, Amendment No. 1) with construction fencing in order to preclude direct and indirect impacts to sensitive biological resources within the open space areas.	Project Applicant, Construction Contractors/ Building and Safety Department	Prior to issuance of grading permits
		CRDR 4.1-4 Prior to issuance of grading permits affecting waters of the U.S. and/or waters of the State, the Project Applicant shall secure amended regulatory permits and agreements from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Santa Ana Regional Water Quality Control Board. The amendments to these permits and agreements are required to reflect revisions to the description of the proposed Project, although no changes are proposed to areas planned for physical impacts, and no new or modified mitigation is required as part of the required amendments. Copies of each of these permits and agreements shall be provided to the County Environmental Programs Department before grading occurs within State or federal jurisdictional waters.	Project Applicant, Construction Contractors/ Building and Safety Department, U.S. Army Corps of Engineers, CDFW, RWQCB	Prior to issuance of grading permits
4.5 Cultural Resources				
Thresholds a and b: Although no significant historical resources, as defined by the CRHR and CEQA, were identified as part of the Project's CRA, 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. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-7 would ensure that a Project Archaeologist would be present during ground-disturbing activities, and would ensure that any significant historical resources that may be uncovered are appropriately treated as recommended by the	Less Than Significant with Mitigation Incorporated	**MM 4.5-1** 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 associated with this project. A fully executed copy of the contract and a digitally-	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department	Prior to issuance of grading permits and during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Project Archaeologist. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. **Thresholds c and d:** Based on the results of the Project's CRA, the Project site does not contain any known archaeological sites or resources. However, Mitigation Measures MM 4.5-1 through MM 4.5-7 would ensure that any previously-undiscovered archaeological sites or resources identified on site or within the off-site improvement areas during ground-disturbing activities are appropriately treated as directed by the Project Archaeologist, County Archaeologist, and Native American Monitor. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. **Threshold e:** The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. However, in the event that human remains are discovered during construction activities, Mitigation Measure MM 4.5-8 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 4.5-8, 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 Less Than Significant with Mitigation Incorporated	signed copy of the agreement 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 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** Prior to the issuance of a grading permit, the Project Applicant shall enter into a monitoring agreement with a Native American Monitor. A Native American Monitor shall be on-site during all initial ground disturbing activities in previously undisturbed soil. In conjunction with the Project Archeologist, the Native American Monitor 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 Project Applicant shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition. **MM 4.5-3** 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;	Project Applicant, Project Archaeologist/ County Archaeologist, Tribal Monitors, Planning Department Project Applicant, Project Archaeologist/ County Archaeologist, Tribal Monitors, Planning Department	Prior to issuance of grading permits and during grading activities Prior to issuance of grading permits and during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		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 4.5-4** 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 4.5-5** 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,	Project Applicant, Project Archaeologist/ Tribal Monitor, County Archaeologist, Planning Department Project Applicant, Project Archaeologist/ Tribal Monitor, County Archaeologist, Planning Department	During the original cutting of previously-undisturbed deposits In the event that previously unidentified archaeological or historical resources are discovered during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		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 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. **MM 4.5-6** If any cultural or historical material is discovered on the property, all cultural and/or historical material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards and the Project Applicant shall relinquish ownership of all cultural resources (with the exception of sacred items, burial goods, and Human Remains), including all archaeological and historical artifacts and non-human remains, as part of the required mitigation for impacts to cultural and historical resources. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department	In the event cultural or historical material is discovered on the property

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		accompanied by payment of the fees necessary for permanent curation, or the artifacts may be delivered to the Native American representative if that is recommended by Riverside County. Evidence of compliance with this mitigation measure shall be provided to the Riverside County Planning Department in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.		
		MM 4.5-7 Prior to final grading inspection, in the event any resources are found on-site during construction activities, a final report documenting the field and analysis results, and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of Riverside County. The report will 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).	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department	Prior to final grading inspection in the event that cultural resources are uncovered during grading activities
		MM 4.5-8 In the event that human remains are discovered, pursuant to California Health and Safety Code § 7050.5, as well as the Public Resources Code § 5097 et. seq., the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation within 100 feet the area of discovery to allow for the evaluation of the human remains and the surrounding vicinity. If any human remains are discovered, the County Coroner and lead agency shall be contacted. The County	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department, NAHC, County	In the event that human remains are discovered during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		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 NAHC shall be contacted within 24 hours of the discovery. The Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 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. **CRDR 4.1-5** 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).	Coroner As required by Government Code Section 6254 (r)	 As required by Government Code Section 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. As such, Project impacts due to wasteful, inefficient, or unnecessary	Less Than Significant	**CRDR 4.6-1** The following are applicable regulations and design requirements within the County of Riverside. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable City regulations and design requirements.	N/A	N/A

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
consumption of energy resources would be less than significant. **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, such as the 2019 version of Title 24, which was not in effect when most existing developments were constructed. Additionally, Moreover, the Project would be subject to compliance with the Riverside County CAP and would be required to achieve a minimum of 100 points per the CAP screening tables, which would further reduce the Project's energy demand. Thus, impacts would be less than significant.	Less Than Significant	• Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles. • 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. • 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.		
4.7 Geology and Soils				
Thresholds a and c: The Project site is not subject to fault hazards, as none occur on site. However, the Project as	Less Than Significant with	**MM 4.7-1** Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative	Project Applicant/	Prior to approval of any future

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
evaluated herein is limited to changes in the land use designations and zoning classifications for the 157.1-acre Project site. 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. Thus, impacts would be less than significant with mitigation incorporated.	Mitigation Incorporated	tract maps, plot plans, etc.), updated site-specific geotechnical studies shall be prepared to evaluate grading and site work proposed as part of the future implementing developments. All future implementing projects shall be conditioned to require that the site-specific recommendations of the implementing geotechnical evaluations shall be incorporated into future grading and building permit applications. Future grading or building permits shall not be issued by the County unless the investigations required by Riverside County Ordinance Nos. 457 and 547 have been completed and the site-specific recommendations have been incorporated into the design of grading and/or building permits, as appropriate.	Building and Safety Department	implementing developments
Threshold b: Based on the absence of a shallow groundwater table in the older fan deposits, the dense to very dense nature of the older fan, the potential for liquefaction and for seismic (i.e., dynamic) settlement, in the form of dry sand settlement, are anticipated to be very low. 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 any localized liquefaction hazards that may be identified in areas subject to grading and development. Thus, impacts would be less than significant with mitigation incorporated.	Less Than Significant with Mitigation Incorporated	**MM 4.7-2** As a condition of grading permit issuance, any septic systems identified on site as part of the future-required geotechnical studies shall be removed in accordance with the standards and requirements of the Riverside County Department of Environmental Health (DEH).	Project Applicant/ Building and Safety Department	Prior to issuance of grading permit
		CRDR 4.7-1 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.	Project Applicant/ Building and Safety Department	Prior to approval of building or grading permits
Threshold d: Impacts due to landslide hazards, lateral spreading, collapse hazards, and rockfall hazards could occur if proposed grading is not conducted in accordance with the site-specific recommendations of the future-required geotechnical studies. 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 landslide hazards, lateral spreading, collapse hazards, and rockfall hazards. Thus, impacts would be less than significant with mitigation incorporated.	Less Than Significant with Mitigation Incorporated			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Threshold e: Impacts due to subsidence hazards could occur if proposed grading activities are not conducted in accordance with the site-specific recommendations of the future-required geotechnical studies. 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 potential subsidence hazards. Thus, impacts would be less than significant with mitigation incorporated.	Less Than Significant with Mitigation Incorporated	**CRDR 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/ Building and Safety Department	During construction activities
		CRDR 4.7-3 The Project is required to comply with the provisions of the Project's National Pollution Discharge Elimination System (NPDES) permit, and the Project's Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges.	Project Applicant, Construction Contractors/ Building and Safety Department	During construction activities and long-term operations
Threshold f: The Project site is not subject to volcanic hazards or hazards associated with seiches. Additionally, due to existing development to the west and south of the Project site, and the lower elevation of properties located to the north and east of the Project site, the Project site is not subject to mudflow hazards associated with surrounding properties. 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 potential mudflow hazards. Thus, impacts would be less than significant with mitigation incorporated.	Less Than Significant with Mitigation Incorporated			
Thresholds g and h: Due to the undulating topography of the Project site, as well as the presence of existing slopes along the western and southern boundaries of the Project site, extensive grading activities would be required to establish development pads. A potentially significant impact would occur due to the proposed retaining/geo-grid walls, slopes greater than 2:1, and/or slopes higher than 10 feet if future implementing projects were to fail to incorporate the recommendations of the future-required geotechnical evaluations. 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 or	Less Than Significant with Mitigation Incorporated			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
at a gradient steeper than 2:1 would be grossly stable. Thus, impacts would be less than significant with mitigation incorporated.				
Thresholds i and l: The Project Applicant does not propose any septic tanks or alternative waste water disposal systems, as sewer service to the Project site would be accommodated by the proposed sewer lines, force mains, and/or sewer lift stations that would convey sewer flows to the Horsethief Canyon WRF. However, based upon the historic and present property use, septic tanks (systems) may exist on the property. Implementation of Mitigation Measure MM 4.7-2 would ensure that any septic tanks that may be present on site are appropriately removed from the Project site in accordance with Riverside County DEH requirements. Thus, impacts would be less than significant with mitigation incorporated.	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 a National Pollutant Discharge Elimination System (NPDES) permit for construction activities and adhere to a Storm Water Pollution Prevention Plan (SWPPP) as well as SCAQMD Rule 403 and Riverside County Ordinance Nos. 457, and 460. Furthermore, the Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. Thus, impacts would be less than significant.	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 future-required geotechnical studies. Implementation of Mitigation Measure MM 4.7-1 would ensure that	Less Than Significant with Mitigation Incorporated			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
appropriate measures are incorporated into future grading and/or building permit applications to address expansive soils on site. Thus, impacts would be less than significant with mitigation incorporated.				
4.8 Greenhouse Gas Emissions				
Threshold a: The Project would result in approximately 45,902 $MTCO_2e$/yr; thus, the proposed Project would exceed the County's screening threshold of 3,000 $MTCO_2e$/year. Although the Project would be fully consistent with the Riverside County 2019 CAP Update with implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2, because the Project's emissions cannot be reduced to below the CAP Update screening threshold of 3,000 MTCO2e/yr, Project impacts due to direct or indirect GHG emissions are conservatively evaluated as a significant and unavoidable impact of the proposed Project for which additional feasible mitigation measures are not available.	Significant and Unavoidable Cumulatively-Considerable Impact	**MM 4.8-1** Prior to approval of implementing development permit applications (i.e., plot plans, conditional use permits, etc.) and prior to building permit issuance, 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 Table 3-4 of the Project's Air Quality Assessment (AQA), which is appended to this EIR as Technical Appendix B. 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.	Project Applicant/ Planning Department	Prior to approval of implementing development permit applications (i.e., plot plans, conditional use permits, etc.) and prior to building permit issuance for Tenant Improvements
Threshold b: The Project would be consistent with or otherwise would not conflict with the CARB 2008 Scoping Plan and the CARB 2017 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. 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 by requiring the Project Applicant to demonstrate that future implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables. Thus, Project impacts due to a potential conflict with the CAP Update would be reduced to less-than-significant levels.	Less Than Significant with Mitigation Incorporated	**MM 4.8-2** Pursuant to Riverside County Climate Action Plan Update Measure R2-CE1, 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 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.	Project Applicant/ Building and Safety Department	Prior to issuance of building permits for Tenant Improvements and prior to final building inspection for Tenant Improvements

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.9 Hazards and Hazardous Materials				
Thresholds a and b: The Project site does not contain any RECs under existing conditions. During construction of the proposed Project, compliance with applicable hazardous materials regulations would ensure that 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. With mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651.5, potential hazardous materials impacts associated with long-term operation of the Project are determined to be less than significant and mitigation is not required.	Less Than Significant	**CRDR 4.9-1** All future businesses operating on the site would be subject to compliance with Riverside County Ordinance No. 651.1, which sets forth requirements for handling hazardous materials, requires a permit for handling certain types and quantities of hazardous materials, requires businesses to report their hazardous materials inventory, identifies different classifications of hazardous materials handlers, and requires reporting of spills or releases or threatened releases of a hazardous material to the Riverside County Department of Environmental Health (DEH) and to the Governor's Office of Emergency Services.	As set forth by Ordinance No. 651.1	As set forth by Ordinance No. 651.1
Threshold c: 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. Improvements planned as part of the Project are not anticipated to adversely affect traffic operations in the local area, including along nearby segments of Horsethief Canyon Road. Moreover, the Project would construct a new roadway on site (i.e., Street A), which would serve to improve emergency access in the local area. As such, no impact would occur.	No Impact	**CRDR 4.9-2** All future contracts with construction contractors shall comply with all applicable regulations and requirements promulgated by the federal Occupational Safety and Health Administration (OSHA).	Project Applicant/OSHA	During construction activities and long-term operations
		CRDR 4.9-3 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.	As set forth by Title 22, Division 4.5 of the California Code of Regulations	As set forth by Title 22, Division 4.5 of the California Code of Regulations
Threshold d: The Project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, and/or wastes within 0.25-mile of an existing school (Luiseño Elementary School). However, future site operations would be subject to regulatory requirements requiring preparation of a Hazardous Materials Business Emergency Plan (HMBEP) for certain future implementing uses, if required by law	Less Than Significant	**CRDR 4.9-4** The Project shall comply with Title 22, Division 4.5, Chapter 11 of the California Code of Regulations which requires fluorescent lamps, batteries, and mercury thermostats be recycled or taken to a Household Hazardous Waste Collection Facility.	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations
		CRDR 4.9-5 Prior to the issuance of any new occupancy permit for a use/user within the proposed Project's buildings, and to the	Project Applicant, Project	Prior to issuance of building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
(refer to CRDR 4.9-5). With mandatory compliance with regulatory requirements, impacts would be less than significant. **Threshold e**: Based on the results of the Project's Phase I ESA (*Technical Appendix G*), 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. **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. The Project site also is outside of the Airport Influence Area (AIA) for the Corona Municipal Airport. Therefore, the Project would not result in an inconsistency 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. As such, no impact would occur. **Threshold i:** There are no private airstrips in the Project vicinity. Due to the distance between the Project site and the Skylark Airport, as well as the limited operations that occur at the Skylark Airport, the Project would not result in a safety hazard for people residing or working in the Project area associated with private airstrips or heliports. Accordingly, no impact would occur.	No Impact No Impact No Impact	extent hazardous materials are planned to exist on-site and a Hazardous Materials Business Emergency Plan (HMBEP) is required by law, the Project Applicant shall provide a copy of its approved Emergency Response Plan to the Superintendent's Office and Facilities Office of the Lake Elsinore Unified School District outlining how the building user(s) will prevent or respond to spills or leaks of hazardous materials related to its facility/facilities and use of the Project site. If so requested, the Project Applicant shall also meet with School District and Fire Department officials to discuss emergency response procedures as contained in the HMBEP for spills or leaks at the Project site in relation to the nearby school facilities. This measure shall be implemented under the supervision of the Riverside County Planning Department, with input from the Lake Elsinore Unified School District Superintendent as appropriate. All meetings shall be documented and documentation shall be provided to the County Planning Department within 30 days of each meeting. Failure to abide by these procedures may be grounds for revocation of any plot plans or other discretionary approvals for specific warehouse uses on the Project site.	Hazardous Materials Consultant/ Planning Department	for Tenant Improvements and prior to final building inspection for Tenant Improvements
4.10 Hydrology and Water Quality				
Thresholds a., b., and i: The Project would be served potable water by the EVMWD, and does not propose any groundwater wells on site; thus, Project direct impacts to groundwater supplies would be less than significant.	Less Than Significant	**CRDR 4.10-1** The Project Applicant is required to comply with the provisions of the Project's NPDES permit, and the Project's SWPPP. Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion	Project Applicant/ Building and Safety	During construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 Basin Plan and the EBGMP, 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 Temescal Wash, the Project would not adversely affect surface or groundwater quality. As such, impacts would be less than significant.		control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges.	Department	
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 in a generally northeasterly direction towards the Temescal Wash, either directly or via existing culverts beneath I-15. In addition, the proposed extended detention basins would reduce the total peak flows from the Project site from 657.62 cfs under existing conditions to 462.76 cfs under post-development conditions. 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 the existing alignment of the Temescal Wash or any other downstream receiving waters. As such, impacts would be less than significant.	Less Than Significant			
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. Large portions of the Project site would consist of impervious surfaces,	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
with areas of pervious surfaces largely confined to landscaped areas. Thus, the potential for erosion hazards on site would be substantially decreased as compared to existing conditions with buildout of the Project site. As such, impacts would be less than significant.				
Threshold e: Future implementing developments on the Project site would implement stormwater drainage systems, which would include catch basins, underground storm drain lines, and extended detention basins. Additionally, the proposed extended detention basins would reduce the total peak flows from the Project site from 657.62 cfs under existing conditions to 462.76 cfs under post-development conditions. As such, impacts would be less than significant.	Less Than Significant			
Threshold g: According to FEMA FIRM No. 06065C2006G, the northeast corner of the Project site is mapped within a special flood hazard area subject to inundation by the 1% annual chance flood (Flood Zone "AE"), while the remaining portions of the Project site occur in areas that are not subject to inundation during the 1% annual chance flood. The portions of the Project site that are mapped within Flood Zone "AE" occur within Planning Area 6 of proposed SP 333A1, which is proposed for long-term conservation as natural open space. The Project would not involve any development or disturbances within areas mapped within Flood Zone "AE," and all grading and development proposed as part of the Project would occur in areas that are not located within a flood plain. Accordingly, the Project would not impede or redirect flood flows, and no impact would occur. As such, no impact would occur.	No Impact			
Threshold h: The Project site is located approximately 24 miles northeast of the Pacific Ocean, and as such there is no	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
potential for the Project site to be inundated with tsunamis. Additionally, the Project site is not located within the dam inundation area for any bodies of water, including the Railroad Canyon Dam located in the City of Canyon Lake. As such, no impact would occur.				
4.11 Land Use and Planning				
Threshold a: The Project would not conflict with the General Plan, EAP, the SCAG 2020-2045 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			
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			
4.12 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 to known mineral resources.	No Impact	No impacts would occur; thus, mitigation measures are not required.	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	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
area or existing surface mine, and no impact would occur. **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				
Thresholds a and b: The Project does not involve an airport-related component, and would not create or exacerbate aircraft-related noise in the local area. The Project site also occurs outside of the 55 dBA CNEL contours for the Corona Municipal Airport, and would not be exposed to substantial airport-related noise associated with Skylark Field. As such, impacts would be less than significant. **Threshold c:** During onsite construction activities no individual or cumulative piece of construction equipment would exceed the NIOSH threshold of 85 dBA Leq at the nearest potential receptors to onsite construction. However, during construction of the offsite water line, the Project would expose nearby sensitive receptors to noise levels up to 92.2 dBA Leq, which would exceed the identified threshold of significance of 85.0 dBA Leq. With respect to operational noise, Project-related traffic would not result in significant noise level increases along any study area roadway segment under either Existing Plus Project or Horizon Year (2040) conditions; thus, Project-related traffic noise impacts would be less than significant. Project nighttime operational activities has the potential to expose nearby sensitive receptors to noise levels exceeding the identified threshold of significance of 45 dBA Leq. Implementation of Mitigation Measure MM 4.13-1 would ensure that appropriate measures are taken during the construction of the offsite water line within Horsethief	Less Than Significant Less Than Significant with Mitigation Incorporated	**MM 4.13-1** Prior to issuance of grading permits or improvement plans for the construction of the off-site water line within Horsethief Canyon Road, and in order to reduce construction noise during its installation, the Riverside County Building and Safety Department shall review to ensure that the following note is included on the plans: *"During the construction of the proposed water main within Horsethief Canyon Road and associated paving and painting phases, a temporary noise barrier or enclosure shall be positioned between the proposed offsite construction activities and the neighboring residence to the east in a manner that breaks the line of sight between the construction equipment and the residence. The temporary noise barrier shall have a sound transmission class (STC) of 10 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inchthick fiberglass blanket, attached to chain link fencing. The length, height, and location of the temporary noise barrier shall completely break the line of sight between the construction site and the residences to the east, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such*	Project Applicant, Construction Contractors/ Building and Safety Department	Prior to issuance of grading permits or improvement plans for the construction of the off-site water line

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Canyon Road to ensure that nearby sensitive receptors are not exposed to construction-related noise levels exceeding 85 dBA Leq. With implementation of the required mitigation, construction-related noise levels affecting nearby sensitive receptors would be reduced to 57.2 dBA (92.2 dBA - 35 dBA = 57.2 dBA), thus impacts would be less than significant. Additionally, implementation of Mitigation Measure MM 4.13-3 would ensure that site-specific noise impact analyses are prepared in conjunction with future implementing developments (i.e., plot plans, conditional use permits, etc.) for light industrial and business park uses within SP 333A1 Planning Areas 1 and 2. As such, impacts would be less than significant. **Threshold d:** Project-related construction activities onsite would not expose nearby sensitive receptors to vibration levels exceeding 0.01 inch per second RMS on either a direct or cumulatively-considerable basis. Likewise, under long-term operational conditions, the Project would not expose nearby sensitive receptors to vibration levels exceeding 0.006 PPV. However, during the construction of the offsite water line, the Project would expose the nearest sensitive receptor to vibration levels up to 0.147 inch per second RMS, which would exceed the identified threshold of significance of 0.01 inch per second RMS. Implementation of Mitigation Measure MM 4.13-2 would prohibit drilling equipment, large bulldozers, and loaded heavy duty trucks from operating within 25 feet of any existing structure during the construction of the proposed offsite water main within Horsethief Canyon Road. Implementation of the required mitigation would reduce Project vibration-related impacts along this roadway segment to below the County's threshold of 0.01 inches/second RMS, and would reduce Project impacts to less-than-significant levels.	Less Than Significant with Mitigation Incorporated	*factors as winds, shear, shallow soil failure, earthquakes, and erosion."* The Project construction contractor shall be responsible for enforcing this requirement, which also shall be specified in bid documents issued to prospective construction contractors. The Project construction contractor shall permit inspections by Riverside County to verify compliance with this measure. **MM 4.13-2** Prior to issuance of grading permits or improvement plans for the construction of the off-site water main within the existing alignment of Horsethief Canyon Road, the Riverside County Building and Safety Department shall review the improvement plans to ensure that a note is included prohibiting the use of drilling equipment, large bulldozers, or loaded heavy duty trucks within 25 feet of any existing structure. The Project construction contractor shall be responsible for enforcing this requirement, which also shall be specified in bid documents issued to prospective construction contractors. The Project construction contractor shall permit inspections by Riverside County to verify compliance with this measure. **MM 4.13-3** Prior to approval of future implementing development applications (i.e., plot plans, conditional use permits, etc.) for proposed light industrial or business park uses within Planning Areas 1 or 2 of Specific Plan No. 333, Amendment No. 1, the Project Applicant shall prepare and Riverside County shall review and approve a site-specific noise impact analysis. The analysis shall evaluate the proposed application materials to determine whether future operations on-site would expose nearby sensitive receptors (i.e., residential uses) to noise levels exceeding the County's residential standard of 55 dBA Leq during daytime hours (i.e., between 7:00 a.m. and 10:00 p.m.) and 45 dBA Leq during nighttime hours (i.e., between 10:00 p.m. and 7:00 a.m.). If significant operational-related noise impacts are anticipated, the	Project Applicant, Construction Contractors/ Planning Department Project Applicant, Construction Contractors/ Planning Department	Prior to the issuance of grading permits and during grading and ground-disturbing activities Prior to approval of any future implementing developments on site (i.e., tentative tract maps, plot plans, etc.) and during construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		County shall ensure that the noise impact analysis identifies and that the implementing developments incorporate any noise attenuation measures that may be necessary to reduce operational-related noise impacts affecting off-site residential uses to below the County's residential standard during both daytime and nighttime hours (i.e., 55 dBA Leq and 45 dBA Leq, respectively). Noise attenuation measures may include, but are not necessarily limited to, the incorporation of screen walls or other barriers (such as berms). Prior to issuance of building permits, the Riverside County Building and Safety Department shall ensure that any required noise attenuation measures have been incorporated into the plans, and shall verify that the noise attenuation measures have been implemented prior to final building inspection.		
4.14 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. 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 with Mitigation Incorporated	**MM 4.14-1** Prior to the issuance of grading permits, the County shall condition proposed grading permits to require implementation of the Project's Paleontological Resource Impact Monitoring Program (PRIMP), which is included as Technical Appendix K to the Project's EIR. As required by the PRIMP, all mass grading, excavation, drilling, and trenching activities within the very old alluvial fan deposits ("Qvof"), which underlie the majority of the Project site, starting at the surface, are to be monitored full-time for paleontological resources. For earth moving within young alluvial fan deposits ("Qyfa") and young sandy wash deposits ("Qywa") mapped at the Project site (i.e., areas considered to have a "Low" potential for containing paleontological resources), periodic "spot check" monitoring shall be performed, consisting of approximately one to three scheduled site visits per week by a paleontological monitor during construction ground disturbance. If fossils are discovered within the young alluvial fan deposits, full-time monitoring for paleontological resources shall be required. Refer to the Project's PRIMP for a description of additional requirements, including those related to the mandatory pre-construction meeting; salvaging	Project Applicant, Project Paleontologist/ County Geologist, Planning Department	Prior to the issuance of grading permits and during grading and ground-disturbing activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		fossils that have been unearthed; sampling of sediments likely to contain the remains of small fossil invertebrates and vertebrates; collecting and processing samples and specimens; identification and curation of fossils; and procedures for reporting findings.		
4.15 Population and Housing				
Threshold a: The Project site does not contain any existing residences or housing, and the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Thus, no impact will occur.	No Impact	Impacts would be less than significant; thus, mitigation measures are not required.	N/A	N/A
Threshold b: The employment-generating land uses proposed as part of the Project (i.e., light industrial and business park land uses) would replace the site's existing residential land use designations, and would result in approximately 2,436 jobs at full buildout. However, it is anticipated that any future employees generated by the Project could be accommodated by existing residential communities and/or by future residential uses to be constructed in accordance with the General Plan Land Use Plan, and that 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.	Less Than Significant			
Threshold c: Because the Project site is designated for development with urban uses by the General Plan, EAP, and SP 333, and because the Project would accommodate employment opportunities in a portion of Riverside County that has a relatively low ratio of jobs to housing, the Project would not directly induce substantial unplanned population growth in the area, and impacts would be less than significant. The Project also would not indirectly induce	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
substantial unplanned population growth due to infrastructure improvements, as all proposed infrastructure improvements would be sized to serve only the proposed Project; thus, indirect population growth impacts would be less than significant.				
4.16 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 fire protection facilities until a specific proposal and design for such facilities are prepared by the RCFD. 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.	Less Than Significant	**CRDR 4.16-1** As a condition of Project approval, the proposed Project would be required to conform to all mandatory local, 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. Access routes in the Project area would be required to be maintained throughout construction and buildout of the proposed Project. **CRDR 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. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction.	As set forth in applicable local, State, and federal laws, ordinance, and standards related to fire safety As set forth by Ordinance No. 659	As set forth in applicable local, State, and federal laws, ordinance, and standards related to fire safety As set forth by Ordinance No. 659
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. As such, impacts would be less than significant.	Less Than Significant	**CRDR 4.16-3** 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 sheriff protection facilities, including sheriff stations. Payment of the DIF fee would ensure that funds are available for additional sheriff personnel as well as capital improvements, such as land/equipment purchases and sheriff station construction.	As set forth by Ordinance No. 659	As set forth by Ordinance No. 659
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	Less Than Significant	**CRDR 4.16-4** The Project is required to comply with Riverside County Ordinance No. 575, which requires mandatory payment of	As set forth by Ordinance No.	As set forth by Ordinance No. 575

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
the LEUSD, 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. 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 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 or cumulatively-considerable impacts to the ability of the LEUSD to provide for school services. **Threshold d:** The Project would not directly generate a resident population, and thus would not directly impact library services in the local area. Although the Project may indirectly result in new residents within the local area, and thus could result in an incremental increase in demand for increased library 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 Riverside County. However, 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. **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	Less Than Significant Less Than Significant	school impact fees pursuant to Public Education Code § 17072.10-18. **CRDR 4.16-5** 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 library facilities. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and library construction or expansion. **CRDR 4.16-6** 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 health facilities. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and health facility construction.	575 As set forth by Ordinance No. 659 As set forth by Ordinance No. 659	As set forth by Ordinance No. 659 As set forth by Ordinance No. 659

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
construction of new health services facilities that could result in a significant impact to the environment. As such, impacts would be less than significant.				
4.17 Recreation				
Thresholds a and d: The physical construction of the on-site trails and pedestrian facilities has been addressed under the relevant issue areas identified throughout the EIR prepared for the Project (e.g., air quality, biological resources, cultural resources). 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. 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 the EIR.	Less Than Significant	Impacts would be less than significant; thus, mitigation measures are not required.	N/A	N/A
Threshold b: 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 neighborhood and regional parks or other recreational facilities. 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.	Less Than Significant			
Threshold c: 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 Section 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	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
for payment of in-lieu fees for parkland acquisition and construction would be less than significant.				
4.18 Transportation				
Threshold a: The Project would be conditioned to require construction of improvements, payment of DIF and TUMF fees, and payment of fair-share contributions towards improvements not included in any existing fee programs. Although it is expected that segments of I-15 and associated merge/diverge junctions would not achieve Caltrans' LOS standards under near- or long-term conditions, Caltrans does not have any fee programs in place to address impacts to freeways or ramp junctions. As such, for purposes of CEQA, the Project's contribution to the projected LOS deficiencies at freeway mainlines and merge/diverge locations would be less than significant. **Threshold b:** For the Project's light industrial and business park uses, the Existing Plus Project generated VMT per employee is 22.76 which would exceed the County's adopted threshold of 14.24 by approximately 60 percent. Mitigation Measure MM 4.18-1 requires that a VMT assessment be prepared for future implementing developments (i.e., plot plans, conditional use permits, etc.) in order to identify feasible site-specific TDM strategies that would serve to reduce VMT, while Mitigation Measure MM 4.18-2 requires future owner users and tenants to participate in Riverside County's Rideshare Program. However, inclusion of such VMT reduction measures in areas that are characteristically suburban in context are limited to a maximum VMT reduction of 15%. This maximum reduction for cross-category transportation-related mitigation measures of 15% for suburban settings is also noted in the County Guidelines. Therefore, even with the implementation of all feasible VMT reduction measures,	Less Than Significant Significant and Unavoidable Direct and Cumulatively-Considerable Impact	**MM 4.18-1** Prior to approval of future implementing projects (i.e., plot plans, conditional use permits, etc.), the Project Applicant shall prepare a project-level Vehicle Miles Travelled (VMT) analysis to identify site-specific Transportation Demand Management (TDM) measures to reduce VMTs associated with the Project's proposed uses to the maximum feasible extent. TDM strategies that may be applicable at the implementing project level may include: • Provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities at Horsethief Canyon Road, Bolo Court, and Hostettler Road. • Where applicable ensure design of key intersections and roadways encourage the use of walking, biking, and transit. • Collaborate with the Riverside Transit Authority (RTA) to determine the feasibility of providing new or re-route existing transit services to the site. • Commute trip reduction (CTR) programs offered by individual building tenants that would encourage the use of vanpools, carpooling, public transit, and biking. • CTR programs may also provide for alternative work or compressed work schedules to reduce the number of days an employee commutes to work. • Provision of on-site facilities to provide end of trip services for bicycling such as secure bike parking, storage lockers and showering facilities. **MM 4.18-2** All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this	Project Applicant, Project Traffic Engineer/ Transportation Department, Planning Department Project Applicant, Future	Prior to approval of future implementing projects (i.e., plot plans, conditional use permits, etc.) During long-term operations

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Project-generated VMT cannot be reduced to a level of less than significant. **Threshold c:** Improvements planned as part of the Project would be constructed to County standards, and would not increase hazards due to a geometric design feature. Additionally, traffic associated with the Project's light industrial and business park land uses would be routed directly to the I-15 on and off ramps at Indian Truck Trail and Lake Street via Horsethief Canyon Road and Temescal Canyon Road, and would be directed away from residential streets. As such, impacts would be less than significant. **Threshold d:** 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. **Threshold e:** Aside from proposed improvements at the intersection of Street A and Horsethief Canyon Road, as well as improvements to Street A and other roadways internal to the Project site, the Project would not involve any major improvements to Study Area roadways. There are no other Project-related improvements that would have the potential to adversely affect circulation during Project-related construction activities. Accordingly, impacts would be less than significant. **Threshold f:** The Project proposes a network of internal roadways and drive aisles within the Project site that would be constructed to County standards. During the County's review of the proposed Project, the County reviewed the proposed design plans to ensure that adequate emergency access would be available at the site and that the Project	Less Than Significant Less Than Significant Less Than Significant Less Than Significant	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. The developer and all successors shall maintain records demonstrating compliance with these requirements, which shall be made available to Riverside County staff upon request. **CRDR 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. **CRDR 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. **CRDR 4.18-3** Prior to approval of any implementing developments (i.e., tentative tract maps, plot plans, conditional use permits, etc.), the Project Applicant or implementing developer shall prepare a Traffic Analysis (TA) in compliance with the most recent version of the Riverside County Transportation Department's "Transportation Analysis Guidelines." Appropriate conditions of approval shall be imposed on future implementing developments based on the results of the future-required TIA(s) to address projected Level of Service (LOS) deficiencies along the transportation network. Anticipated Project-related responsibilities for improvements, fee payments, and fair-share contributions are summarized in Table 4.18-24, Project Transportation Improvements, Fee Payments, and Fair-Share	Occupants/ Planning Department Project Applicant/ Planning Department Project Applicant/ Planning Department Project Applicant, Project Traffic Engineer/ Transportation	 Prior to issuance of building permits Prior to final building inspection Prior to approval of any implementing developments

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
would not adversely affect access to any nearby uses. Accordingly, impacts would be less than significant. **Threshold g:** The Project would entail the construction of Street A on site, which would include a community trail along one side of the roadway. However, impacts associated with the construction of these on-site trails is inherent to the Project's construction phase, and such impacts have been evaluated throughout this EIR. Additionally, there are no impacts associated with the construction of bike systems or bike lanes that have not already been addressed herein. As such, impacts would be less than significant.	Less Than Significant	Contributions, of the Project's EIR. The actual improvements, fee payments, and fair-share contributions shall be based on the results of the TA(s) required for each implementing development, and may vary from the list of improvements, fee payments, and/or fair-share contributions listed in Table 4.18-24.		
4.19 Tribal Cultural Resources				
Threshold a: Significant Direct and Cumulatively-Considerable Impact. The Project has the potential to result in significant impacts to previously-undiscovered Tribal Cultural Resources, and could result in significant impacts to previously-identified Tribal Cultural Resources within the Project site in the absence of protective measures. Implementation of EIR Mitigation Measures MM 4.5-1 through MM 4.5-8 would ensure appropriate treatment of any Tribal Cultural Resources that may be identified during Project-related ground-disturbing activities, including human remains. Implementation of the required mitigation would reduce Project impacts to Tribal Cultural Resources to below a level of significance.	Less than Significant	Mitigation Measures MM 4.5-1 through MM 4.5-8 shall apply. The mitigation measures included in EIR Subsection 4.5 have been drafted to include all of the mitigation requirements requested during the Project's Tribal Consultation process. No additional mitigation measures are required.	As specified above for Mitigation Measures MM 4.5-1 through MM 4.5-8	As specified above for Mitigation Measures MM 4.5-1 through MM 4.5-8
4.20 Utilities and Service Systems				
Threshold a: Although the Project would require construction of new or expanded water, wastewater conveyance, and storm water drainage systems, impacts associated with the construction of such facilities have been evaluated throughout the Project's EIR under the appropriate subject headings (e.g., air quality, biological	Less Than Significant	**CRDR 4.20-1** The Project is required to comply with the provisions of the California Solid Waste Integrated Waste Management Act, (AB 939, 1989) which mandates a reduction of disposed waste throughout California. **CRDR 4.20-2** The Project is required to comply with the	As set forth by AB 939 As set forth by	As set forth by AB 939 As set forth by AB

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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. Accordingly, the Project would not result in or require the expansion of the existing facilities at the Horsethief Canyon WRF, and impacts would therefore be less than significant.		provisions of the California Solid Waste Reuse and Recycling Act (AB 1327) which developed a model ordinance for adoption of recyclable materials in development projects. This Act requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.	AB 1327	1327
Threshold b: The UWMP demonstrates that the EVMWD would have sufficient water supplies even during single and multiple dry years to meet the projected demand within its district through year 2040. Because the Project's anticipated water demand would be within the demand projections identified by the UWMP, it can be concluded that the EVMWD would have sufficient water supplies to serve the Project based on existing entitlements and resources. Additionally, the Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. Therefore, impacts associated with the Project's water demand would be less than significant.	Less Than Significant	**CRDR 4.20-3** The Project is required to comply with the provisions of the Mandatory Commercial Recycling Program (AB 341). AB 341 made a legislative declaration that it is the policy goal of the State that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and required the Department of Resources Recycling and Recovery, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations.	As set forth by AB 341	As set forth by AB 341
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 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. 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	**CRDR 4.20-4** The Project would be subject to the following applicable standard conditions of approval imposed on the Project by the RCDWR: • Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts; the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers that will be utilized; and the targeted recycling or reduction rate. During Project construction, the Project site shall have,	Project Applicant/ RCDWR	Prior to issuance of a building permit, prior to final building inspection, and during the life of the proposed Project
Threshold d: With implementation of the Project, and	Less Than			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
based on the maximum daily flows, the Horsethief Canyon WRF would receive up to 0.72 MGD requiring treatment (0.55 MGD maximum daily flows under existing conditions plus 0.17 MGD from the Project). Upon completion of the planned upgrades to the Horsethief Canyon WRF, the Horsethief Canyon WRF would have adequate capacity to treat wastewater generated by the Project and other existing and planned developments. As such, Project impacts due to wastewater capacity would be less than significant.	Significant	at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler. • Prior to final building inspection, evidence (i.e., receipts or other type of verification) to demonstrate Project compliance with the approved WRP shall be presented by the Project proponent to the Planning Division of the Riverside County Department of Waste Resources in order to clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. • Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the Project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.		
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			
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 regulations related to solid waste. As such, a less-than-significant impact would occur.	Less Than Significant			
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 the Project's EIR. No additional mitigation would be required.	Less Than Significant			
4.21 Wildfire				
Threshold a: The Project site and surrounding areas are not identified as evacuation routes, and there are no adopted emergency response plans or emergency evacuation plans	Less Than Significant	**CRDR 4.21-1** Future implementing developments within the Project site (e.g., plot plans, building permits, etc.) shall be reviewed by Riverside County for compliance with the fire	Project Applicant/ Building and	Prior to approval of future implementing

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
applicable to the Project area. 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.		protection measures included in Section 2.9, *Fire Protection Plan*, of SP 333A1.	Safety Department, Planning Department, Riverside County Fire Department	developments (e.g., plot plans, building permits, etc.)
Threshold b and e: The Project would be subject to the fire abatement requirements specified by SP 333A1, which includes requirements for the provision of a 100-foot wide FMZ around all buildings, and specifies additional fire protection measures for buildings where the 100-foot wide FMZ cannot be achieved. With mandatory compliance with the fire abatement requirements of SP 333A1, the Project would not exacerbate wildfire risks, and 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. As such, impacts would be less than significant.	Less Than Significant			
Threshold c: Impacts to areas requiring FMZs have been evaluated throughout the Project's EIR under the appropriate subject heading (e.g., biological resources, cultural resources, etc.), and where impacts are identified mitigation measures are identified to reduce impacts to the extent feasible. As such, impacts would be less than significant.	Less Than Significant			
Threshold d: Although during extreme fire conditions there still would remain a potential for wildland fires to affect future buildings on site, implementation of the required enhanced construction features provided by the applicable	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
codes and the fuel modification requirements required by SP 333A1 would reduce the site's vulnerability to wildfire to less-than-significant levels. 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.				

1.0 INTRODUCTION

1.1 PURPOSES OF CEQA AND LEGAL AUTHORITY FOR THIS PROGRAM EIR

This Program Environmental Impact Report (EIR) has been prepared in compliance with the California Environmental Quality Act (Public Resources Code § 2100 et. seq. ("CEQA"), as amended, and the CEQA State Guidelines (Title 14 California Code of Regulations § 15000 et. seq.) ("CEQA Guidelines"), as amended. As stated by State CEQA Guidelines § 15002(a), the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed government actions (including the discretionary approval of land entitlement applications submitted by private parties);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if a project will be approved involving significant environmental effects.

The public agency with the principal responsibility for carrying out or approving a project or the first public agency to make a discretionary decision to proceed with a proposed project should ordinarily act as the "Lead Agency" pursuant to State CEQA Guidelines §§ 15050-15051. The County of Riverside is the Lead Agency for the proposed Project evaluated in this Program EIR.

Under CEQA, if a Lead Agency determines that there is substantial evidence in light of the whole record that a project may have a significant effect on the environment, the agency must prepare an Environmental Impact Report (EIR) (State CEQA Guidelines § 15064(a)(1)). The purpose of an EIR is to inform public agency decision-makers and the public of the potentially significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines § 15121(a)).

This Program EIR is an informational document that represents the independent judgment of the County of Riverside (as the Lead Agency) for use by the Riverside County decision-makers, responsible and trustee agencies, and members of the general public to evaluate the physical environmental effects that could result from constructing and operating the proposed Project. The County of Riverside has reviewed and, as necessary, directed revisions to all submitted drafts, technical studies, and reports supporting this Program EIR for consistency with County policies and requirements to ensure that this Program EIR reflects its own independent judgment. Governmental approvals requested from the County of Riverside by the Project Applicant include:

1. Adoption by resolution of General Plan Amendment No. 200004 (GPA200004);

2. Adoption by resolution of Amendment No. 1 to Specific Plan No. 333 (SP00333A01); and
3. Adoption by ordinance of Change of Zone No. 2000016 (CZ2000016).

Other related discretionary and administrative actions that are required to construct and operate the Project described in this Program EIR are listed in Section 3.0, *Project Description*. This document complies with all criteria, standards, and procedures of CEQA §§ 21000 *et seq.* and State CEQA Guidelines §§ 15000 *et seq.*

As a first step in the CEQA compliance process, Riverside County determined that implementation of the Project has the potential to result in significant environmental effects and directed preparation of this Program EIR. Because the Project would require future discretionary approvals (e.g., tentative tract maps, plot plans, etc.), this EIR has been prepared as a Program EIR pursuant to State CEQA Guidelines § 15168. As defined by State CEQA Guidelines § 15168(a), a Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. For purposes of discussion herein, the terms "EIR" and "Program EIR" are used interchangeably.

This Program EIR represents the independent judgment of Riverside County (as the Lead Agency) and evaluates the physical environmental effects that could result from constructing and operating the proposed Project. Acting as Lead Agency, the County of Riverside will consider the following issues regarding the proposed Project: a) evaluation of this Program EIR to determine if the physical environmental impacts are adequately disclosed; b) assessment of the adequacy and feasibility of identified mitigation measures and the potential addition, modification to, or deletion of mitigation measures, standard conditions of approval, or Project design features; c) consideration of alternatives to the Project that would reduce or eliminate significant environmental effects of the Project; and, if necessary, d) consideration of Project benefits that override the Project's unavoidable and unmitigable significant effects on the environment.

Accordingly, and in conformance with State CEQA Guidelines § 15121(a), the purposes of this EIR are to: (1) disclose information by informing public agency decision makers and the public generally of the significant environmental effects associated with all phases of the Project, (2) identify possible ways to minimize or avoid those significant effects, and (3) to describe a reasonable range of alternatives to the Project that would feasibly attain most of the basic Project objectives but would avoid or substantially lessen its significant environmental effects.

Before taking action to approve the Project, the County of Riverside (serving as the Lead Agency) has the obligation to: (1) ensure this Program EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this Program EIR as part of its decision-making process; (3) make a statement that this Program EIR reflects Riverside County's independent judgment; (4) ensure that all significant effects on the environment are avoided or substantially lessened where feasible; and, if necessary (5) make written findings for each unavoidable significant environmental effect stating the reasons why

mitigation measures or project alternatives identified in this Program EIR are infeasible and citing the specific benefits of the proposed Project that outweigh its unavoidable adverse effects (State CEQA Guidelines §§ 15090-15093).

The roles and responsibilities of the County of Riverside Planning Commission and Board of Supervisors for Project-related approvals are as follows.

- **The Planning Commission:** The Planning Commission will recommend to the Board of Supervisors whether the Project's applications, which include GPA200004, SP00333A01, and CZ2000016, should be approved, modified, or denied, and will recommend to the Board of Supervisors whether to certify the Final Program EIR (FPEIR) with or without modifications.

- **Board of Supervisors:** The Board of Supervisors will decide whether to approve, modify, or deny GPA200004, SP00333A01, and CZ2000016. Project-related approvals will be subject to noticed, public hearings held before the Board of Supervisors, which will include the information contained in the Program EIR, and the associated administrative record. Upon approval or conditional approval of the Project and certification of this Program EIR by the Board of Supervisors, the County would conduct administrative level reviews and grant the permits and approvals needed to implement the Project.

This Program EIR and all supporting technical appendices are available for review at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501 during the County's regular business hours, or can be requested in electronic form by contacting the County Planning Department.

1.2 SUMMARY OF THE PROJECT EVALUATED BY THIS PROGRAM EIR

The County of Riverside is the Lead Agency for the proposed Project, under whose authority this Program EIR has been prepared. For purposes of this Program EIR, the term "Project" refers to the Project's discretionary applications for the first amendment to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), a General Plan Amendment (GPA200004), and Change of Zone (CZ2000016); future implementing discretionary actions required to implement the Project (e.g., tentative tract maps, plot plans, etc.); and all of the activities associated with Project implementation including planning, construction, and long-term operations.

The Project as evaluated herein consists of a proposal to amend the General Plan and specific plan land use designations and to change the site's zoning classification to allow for the future development of the 157.1-acre Project site with 18.0 acres of "Business Park (BP)" uses, 97.2 acres of "Light Industrial (LI)"uses, "Open Space – Conservation (OS-C)" on 11.5 acres, "Open Space – Conservation Habitat (OS-CH)" on 27.1 acres, and major circulation facilities on 3.3 acres. Specifically, the Project Applicant is requesting the following governmental approvals from the County of Riverside to implement the Project (refer to Chapter 3.0, *Project Description*, for a complete description of the Project's construction and operational characteristics):

- **General Plan Amendment No. 200004 (GPA200004)** is proposed to modify the approved land uses for the Project site in order to reflect changes proposed as part of proposed Amendment No. 1 to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), which is discussed below. The adopted General Plan designates the Project site for "Medium Density Residential (MDR)" land uses. With approval of GPA200004, the Project site would be designated for "Business Park (BP)" land uses on 18.0 acres; "Light Industrial (LI)" land uses on 97.2 acres; "Open Space – Conservation (OS-C)" land uses on 11.5 acres; "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres; and major circulation facilities on 3.3 acres.

- **Amendment No. 1 to Specific Plan No. 333 (SP00333A01)** is proposed to modify the allowed land uses and planning area boundaries within the Renaissance Ranch Specific Plan (SP 333). Under existing conditions, SP 333 designates the 157.1-acre Project site for 355 "Medium Density Residential (MDR)" dwelling units, a 4.3-acre community park, 2.0 acres of pocket parks, and open space on 52.8 acres. SP00333A1 consists of a proposal to modify the approved land uses to instead include "Business Park (BP)" land uses on 18.0 acres; "Light Industrial (LI)" land uses on 97.2 acres; "Open Space – Conservation (OS-C)" land uses on 11.5 acres; "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres; and major circulation facilities on 3.3 acres. As proposed by SP00333A01, areas designated for "Light Industrial" and "Business Park" uses may be developed with a Floor Area Ratio (FAR) up to 0.50. Accordingly, approval of SP00333A01 would allow for the future development of up to 392,040 s.f. of "Business Park" building area and up to 2,117,016 s.f. of "Light Industrial" building area.

- **Change of Zone No. 2000016 (CZ 2000016)** is proposed to modify the Planning Area boundaries, permitted uses, and development standards throughout the 157.1-acre site in order to reflect the land uses proposed as part of SP00333A01, as described above.

1.3 CEQA Process Overview

The California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000- 21177) requires that all public agencies within the State of California, having land use approval over project activities that have the potential to affect the quality of the environment, shall regulate such activities so that impacts to the environment can be prevented to the extent feasible. Such activity is reviewed and monitored through the CEQA process, as provided in the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387). CEQA distinguishes varied levels of documentation and public review based on a project's anticipated level of effect on the environment.

When it is determined through preliminary review that a project may likely have one or more significant effects upon the environment, then an Environmental Impact Report ("EIR") must be prepared. The "scope" of the EIR may be determined through preparation of an Initial Study and a public scoping process. The EIR should consider both the potential project-specific (direct and indirect) and cumulative environmental impacts that could result from the implementation of the proposed project.

Pursuant to State CEQA Guidelines § 15121, the EIR is primarily an informational document intended to inform the public agency decision makers and the general public of the potentially significant effects of a proposed project. The EIR should disclose all known potentially significant impacts; identify feasible means to minimize or mitigate those effects; and consider a number of feasible alternatives to the project that might further reduce significant impacts while still attaining the project objectives. The decision-makers must consider the information in an EIR before taking action on the proposed project. The EIR may constitute substantial evidence in the record to support the agency's action on the project.

The EIR is prepared by or under the direction of the Lead Agency, which for the proposed Project is the County of Riverside. The County of Riverside is the public agency that has the primary responsibility for approving or carrying out the Project. Further, responsible and trustee agencies, which are public agencies that have a level of discretionary approval over some component of the proposed Project, may rely upon the EIR prepared by the County of Riverside.

An EIR is prepared in two key stages. First, a Draft EIR is prepared and distributed for public and agency review. Once comments on the Draft EIR are received, responses to those comments and any additional relevant project information are prepared and compiled in a Final EIR. Both of these documents (i.e., the Draft EIR and the Final EIR), along with any related technical appendices, represent the complete record of the EIR. Throughout this document, the terms Final (Program) EIR or Draft (Program) EIR may be used interchangeable since both are part of the ultimate EIR record; however, "Draft EIR" or "Draft Program EIR" may be used specifically when referring to information provided in the volume made available for the CEQA-required 45-day public review period.

In accordance with State CEQA Guidelines § 15087, this Draft Program EIR will be made available for review by the public and public agencies for a minimum period of 45 days to provide comments "on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated" (State CEQA Guidelines § 152049(a)). Responses to written comments received during the public review period will be included in the Final Program EIR (FPEIR). During the decision-making process, the Project and its design features, objectives, merits, environmental consequences, and socioeconomic factors, among other information contained in the Project's administrative record, will be considered by Riverside County decision-makers. If the FPEIR is certified and the Project approved, Riverside County and other public agencies with permitting authority over all, or portions, of the Project would be able to rely on the FPEIR as part of their permitting processes to evaluate the environmental effects of the Project as they pertain to the approval or denial of applicable permits.

1.4 Program EIR Scope, Format, and Content

1.4.1 Program EIR Scope

Pursuant to the procedural requirements of CEQA, on March 11, 2021, the County filed a Notice of Preparation (NOP) with the California Office of Planning and Research (State Clearinghouse) and Riverside County Clerk to indicate that an EIR would be prepared to evaluate the Project's potential to impact the environment. The NOP also was distributed to surrounding property owners, responsible and trustee agencies, and other

interested parties for a 30-day public review period that commenced on March 11, 2021 and concluded on April 10, 2021. The NOP was distributed for public review to solicit responses to help the County identify the full scope and range of potential environmental concerns associated with the Project so that these issues could be fully examined in this EIR. Comments on the NOP were received from the following individuals and agencies:

- Native American Heritage Commission
- California Air Resources Board
- California Department of Fish and Wildlife
- South Coast Air Quality Management District
- Riverside Transit Agency
- Southwest Regional Council of Carpenters
- Center for Community Action and Environmental Justice
- Center for Biological Diversity
- Guy Brossard (Resident)
- Harrison Shelton (Resident)

In addition, a publicly-noticed EIR Scoping Meeting was held at the Riverside County Administrative Center, located at 4080 Lemon Street, Riverside, California, 92501 on April 5, 2021, which provided members of the general public an additional opportunity to comment on the scope of environmental issues to be addressed in this Program EIR.

An Initial Study was not prepared for the proposed Project, and as such this Program EIR evaluates all of the environmental topics identified in Appendix G to the State CEQA Guidelines and in the County's standard Environmental Assessment (EA) Checklist form. Based Appendix G, the County's EA Checklist form, and in consideration of all comments received by the County on the NOP and during the EIR Scoping Meeting, Section 4.0 of this Program EIR evaluates the Project's potential to cause adverse effects to the following environmental issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The Project's potential to result in growth-inducing impacts are discussed in Section 5.0, *Other CEQA Considerations*, of this Program EIR. The NOP, public review distribution list, and written comments received by the County during the NOP public review period are provided in *Technical Appendix A* to this EIR. Please refer to Table 1-1, *Summary of NOP Comments*, for summarized comments received during NOP public review period.

Table 1-1 Summary of NOP Comments

Commenter	Date	Comment(s)	Location in EIR Where Comment(s) Addressed
Native American Heritage Commission (NAHC)	March 15, 2021	• Project is subject to Native American Consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 • Prepare a cultural resources assessment to evaluate potential impacts to archaeological and historical resources	• Subsections 4.5 (Cultural Resources) and 4.19 (Tribal Cultural Resources) • Subsections 4.5 (Cultural Resources) and 4.19 (Tribal Cultural Resources)
California Air Resources Board (CARB)	April 13, 2021	• The Project would result in high daily volumes of heavy-duty diesel truck traffic and operation of on-site equipment that emit toxic diesel emissions, and contribute to regional air pollution and global climate change • The Project would increase exposure to air pollution in disadvantaged communities • The EIR should quantify and discuss the potential cancer risks from Project construction and operation	• Subsections 4.3 (Air Quality) and 4.8 (Greenhouse Gas Emissions) • Subsection 4.3 (Air Quality) • Subsection 4.3 (Air Quality)
California Department of Fish and Wildlife (CDFW)	April 8, 2021	• Assess direct, indirect, and cumulative impacts to biological resources, including impacts to flora and fauna, with particular emphasis on identifying rare, threatened endangered, and other sensitive species and associated habitat • Identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts to biological resources, to the extent feasible • Evaluate consistency of the Project with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)	• Subsection 4.4 (Biological Resources) • Subsection 4.4 (Biological Resources) • Subsection 4.4 (Biological Resources)

Table 1-1 Summary of NOP Comments

Commenter	Date	Comment(s)	Location in EIR Where Comment(s) Addressed
South Coast Air Quality Management District (SCAQMD)	April 6, 2021	• Requests an analysis of air quality impacts based on SCAQMD guidance • Requests an analysis of consistency with the 2016 Air Quality Management Plan • Incorporate mitigation measures and other features per the California Air Resources Board *Air Quality and Land Use Handbook: A Community Health Perspective* and the SCAQMD *CEQA Air Quality Handbook* • Evaluate air quality emissions against the SCAQMD regional and localized thresholds for both construction and operations • Identify feasible mitigation measures to address Project-related air quality impacts • Identify alternatives to reduce or avoid air quality impacts	• Subsection 4.3 (Air Quality) • Subsection 4.3 (Air Quality) • Subsection 4.3 (Air Quality) • Subsection 4.3 (Air Quality) • Subsection 4.3 (Air Quality) • Section 6.0 (Alternatives)
Riverside Transit Agency (RTA)	March 30, 2021	• Indicates that there are no active transit routes in the local area	• N/A
Southwest Regional Council of Carpenters	March 19, 2021 and April 8, 2021	• Requests notification for any and all notices associated with the Project • Requests that the Project be conditioned to provide community benefits • Requests that measures be identified to address potential effects associated with COVID-19, particularly during construction	• N/A • Section 3.0 (Project Description) • N/A
Center for Community Action and Environmental Justice	April 6, 2021	• Concerns over proliferation of warehouse developments • The Project would conflict with the Housing Crisis Act of 2019	• Subsection 4.11 (Land Use and Planning) • Subsection 4.11 (Land Use and Planning)
Center for Biological Diversity	March 12, 2021	• Requests to be included on future notifications regarding the Project.	• N/A
Guy Brossard (Resident)	March 29, 2021	• Expresses general opposition to the Project • Concerns over noise pollution, light pollution, and air pollution	• N/A • EIR Subsections 4.1 (Aesthetics), 4.3 (Air Quality), and 4.13 (Noise)

Table 1-1 Summary of NOP Comments

Commenter	Date	Comment(s)	Location in EIR Where Comment(s) Addressed
		• Concerns over truck traffic in the local area and site access • Concerns over impacts to wildlife species, including coyotes, owls, hawks, rabbits, and reptiles	• EIR Subsection 4.18 (Transportation) • EIR Subsection 4.4 (Biological Resources)
Harrison Shelton (Resident)	March 16, 2021	• Concerns over traffic circulation and effects on the existing circulation system • Concerns over operational and vehicular traffic noise • Concerns over flooding issues, particularly on Hostettler Road • Concerns over freeway access and lack of infrastructure to handle Project truck trips • Concerns over nesting eagles • Requests information regarding the allowable uses within the Project • Concerns over the change in land use designation to allow for light industrial and business park uses in lieu of medium density residential uses	• EIR Subsection 4.18 (Transportation) • EIR Subsection 4.13 (Noise) • EIR Subsection 4.18 (Transportation) • EIR Subsection 4.4 (Biological Resources) • Subsection 4.11 (Land Use and Planning) • Subsection 4.11 (Land Use and Planning)

1.4.2 Content and Organization of this Program EIR

This Program EIR contains all of the information required to be included in an EIR as specified by the CEQA Statutes and Guidelines (California Public Resources Code, Section 21000 et. seq. and California Code of Regulations, Title 14, Chapter 5). This Program EIR is organized in the following manner:

- **Section S.0, Executive Summary**, provides an overview of the Program EIR document and CEQA process. The Project, including its objectives, is described, and the location and regional setting of the Project site is documented. In addition, the Executive Summary discloses potential areas of controversy related to the Project, including those issues identified by other agencies and the public, and identifies potential alternatives to the proposed Project that would reduce or avoid significant impacts, as required by CEQA. Finally, the Executive Summary provides a summary of the Project's impacts, mitigation measures, and conclusions, in a table that forms the basis of the EIR's Mitigation, Monitoring, and Reporting Program.

- **Section 1.0, Introduction**, provides introductory information about the CEQA process and the responsibilities of the County of Riverside, serving as the Lead Agency for this EIR; a brief description

of the Project; the purpose of this EIR; applications proposed by the Project Applicant that would require discretionary County approvals; permits and approvals required by other agencies; and an overview of the EIR format.

- **Section 2.0, Environmental Setting**, describes the environmental setting, including an overview of the regional and local setting, as well as descriptions of the Project site's physical conditions and surrounding context. The existing setting is defined as the condition of the Project site and surrounding area at the approximate date this EIR's NOP was released for public review on March 11, 2021. The setting discussion also addresses the relevant regional planning documents that apply to the Project site and vicinity.

- **Section 3.0, Project Description**, serves as the EIR's Project Description for purposes of CEQA and contains a level of specificity commensurate with the level of detail proposed by the Project, including the summary requirements pursuant to State CEQA Guidelines § 15123. This section provides a detailed description of the Project, including its purpose and main objectives; design features; landscaping; site drainage; utilities; grading and construction characteristics; and operational characteristics expected over the Project's lifetime. In addition, the discretionary actions required of the County of Riverside and other government agencies to implement the Project are discussed.

- **Section 4.0, Environmental Analysis**, provides an analysis of the potential direct, indirect, and cumulatively-considerable impacts that may occur from implementing the proposed Project. The topics analyzed in this section include the topics summarized above under subsection 1.4.1. A conclusion concerning significance is reached for each discussion, and mitigation measures are presented as warranted. The environmental changes identified in Section 4.0 and throughout this EIR are referred to as "effects" or "impacts" interchangeably. The State CEQA Guidelines also describe the terms "effects" and "impacts" as being synonymous (State CEQA Guidelines § 15358).

  In the environmental analysis subsections of Section 4.0, the existing conditions are disclosed that are pertinent to the subject area being analyzed, accompanied by a specific analysis of physical impacts that may be caused by implementing the proposed Project. Impacts are evaluated on a direct, indirect, and cumulative basis. Direct impacts are those that would occur directly as a result of the proposed Project. Indirect impacts represent secondary effects that would result from Project implementation. Cumulative effects are defined in State CEQA Guidelines § 15355 as "…two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

  The analyses in Section 4.0 are based in part upon technical reports that are appended to this Program EIR. Information also is drawn from other sources of analytical materials that directly or indirectly relate to the proposed Project and are cited in Section 7.0, *References*. Where the analysis demonstrates that a physical adverse environmental effect may or would occur without undue speculation, feasible mitigation measures are recommended to reduce or avoid the significant effect. Mitigation measures must be fully enforceable, have an essential nexus to a legitimate governmental interest, and be

"roughly proportional" to the impacts of the Project. The discussion then indicates whether the identified mitigation measures would reduce impacts to below a level of significance. In most cases, implementation of the mitigation measures would reduce the adverse environmental impacts to below a level of significance. If mitigation measures are not available or feasible to reduce an identified impact to below a level of significance, the environmental effect is identified as a significant and unavoidable adverse impact, for which a Statement of Overriding Considerations (SOC) would need to be adopted by the County of Riverside pursuant to State CEQA Guidelines § 15093.

- **Section 5.0, Other CEQA Considerations**, includes specific topics that are required by CEQA. These include a summary of the Project's significant and unavoidable environmental effects, a discussion of the significant and irreversible environmental changes that would occur should the Project be implemented, as well as potential growth-inducing impacts of the proposed Project.

- **Section 6.0, Project Alternatives**, describes and evaluates alternatives to the proposed Project that could reduce or avoid the Project's adverse environmental effects. CEQA does not require an EIR to consider every conceivable alternative to the Project but rather to consider a reasonable range of alternatives that will foster informed decision making and public participation. A range of three (3) alternatives is presented in Section 6.0.

- **Section 7.0, References**, cites all reference sources used in preparing this Program EIR and lists the agencies and persons that were consulted during preparation of this Program EIR. Section 7.0 also lists the persons who authored or participated in preparing this Program EIR.

CEQA requires that an EIR contain, at a minimum, certain specified content. Table 1-2, *Location of CEQA Required Topics*, provides a quick reference in locating the CEQA-required sections within this document.

1.4.3 Incorporation by Reference

State CEQA Guidelines § 15147 states that the "information contained in an EIR shall include summarized… information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public," and that the "placement of highly technical and specialized analysis and data in the body of an EIR shall be avoided." State CEQA Guidelines § 15150 allows for the incorporation "by reference all or portions of another document… [and is] most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of a problem at hand." The purpose of incorporation by reference is to assist the Lead Agency in limiting the length of this Program EIR. Where this Program EIR incorporates a document by reference, the document is identified in the body of the EIR, citing the appropriate section(s) of the incorporated document and describing the relationship between the incorporated part of the referenced document and this EIR.

Therefore, the detailed technical studies, reports, and supporting documentation that were used in preparing this Program EIR are bound separately as Technical Appendices. The Technical Appendices are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502,

Table 1-2 Location of CEQA Required Topics

CEQA Required Topic	State CEQA Guidelines Reference	Location in this EIR
Table of Contents	§ 15122	Table of Contents
Summary	§ 15123	Section S.0
Project Description	§ 15124	Section 3.0
Environmental Setting	§ 15125	Section 2.0
Consideration and Discussion of Environmental Impacts	§ 15126	Section 4.0
Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented	§ 15126.2(b)	Section 4.0 & Subsection 5.1
Significant Irreversible Environmental Impacts Which Would be Involved in the Proposed Action Should it be Implemented	§ 15126.2(c)	Subsection 5.2
Growth-Inducing Impacts of the Proposed Project	§ 15126.2(d)	Subsection 5.3
Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects	§ 15126.4	Section 4.0 & Table S-1
Consideration and Discussion of Alternatives to the Proposed Project	§ 15126.6	Section 6.0
Effects Not Found to be Significant	§ 15128	Subsection 5.4
Organizations and Persons Consulted	§ 15129	Section 7.0 & Technical Appendices
Discussion of Cumulative Impacts	§ 15130	Section 4.0
Energy Conservation	Appendices F and G	Subsection 4.6

during the County's regular business hours or can be requested in electronic form by contacting the County's Planning Department. The individual technical studies, reports, and supporting documentation that comprise the Technical Appendices are as follows:

A. Notice of Preparation and Written Comments on the NOP
B. Air Quality Emissions Assessment
C1. Biological Technical Report
C2. Determination of Biological Equivalent or Superior Preservation
D. Cultural Resources Assessment
E. Energy Analysis
F1. Updated Geotechnical Evaluation
F2. 2003 Geotechnical Study (Southern Portions)
F3. 2003 Geotechnical Study (Northern Portions)
G1. Phase I Environmental Site Assessment Report
G2. Phase II Environmental Site Assessment Report
H1. Preliminary Drainage Report
H2. Preliminary Water Quality Management Plan
I. General Plan Consistency Analysis
J1. Noise Assessment
J2. Focused Traffic Route Noise Memorandum

K. Paleontological Resource Impact Monitoring Program
L1. Vehicle Miles Travelled Analysis
L2. Traffic Analysis
L3. Focused Traffic Assessment (Horsethief Driveway Alignment)
L4. Focused Traffic Assessment (Alternative Site Access)
M. Water Supply Assessment
N. Fire Protection Plan
O. Draft Specific Plan No. 333, Amendment No. 1

Other reference sources that are incorporated into this EIR by reference are listed in Section 7.0, *References*, of this EIR. In most cases, documents or websites not included in the EIR's Technical Appendices are cited by a link to the online location where the document/website can be viewed by the public. All references relied upon by this EIR are included as part of Riverside County's Administrative Record pertaining to the proposed Project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

The California Public Resource Code (§ 21104) requires that all EIRs be reviewed by responsible and trustee agencies (see also CEQA Guidelines § 15082 and § 15086(a)). As defined by CEQA Guidelines § 15381, "the term 'Responsible Agency' includes all public agencies other than the Lead Agency which have discretionary approval power over the project." A Trustee Agency is defined in CEQA Guidelines § 15386 as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California."

For the proposed Project, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for issuance of a National Pollutant Discharge Elimination System (NPDES) Permit to ensure that on-site water flows do not result in siltation, other erosional effects, or degradation of surface or subsurface water quality. The RWQCB also is responsible for issuance of a Construction Activity General Construction Permit, and for issuing a revised/amended Section 401 Permit pursuant to the Clean Water Act (revisions to the Section 401 Permit are limited to an updated description of the proposed Project). The U.S. Army Corps of Engineers is responsible for issuing an amended/revised Section 404 Permit (revisions to the Section 404 permit are limited to an updated description of the proposed Project). The California Department of Fish and Wildlife (CDFW) is a Trustee Agency that would be responsible for issuing a revised/amended Section 1602 Streambed Alteration Agreement ("SAA"; revisions to the SAA are limited to an updated description of the proposed Project). The Riverside County Flood Control and Water Conservation District (RCFCWCD) is responsible for approval of the Project's proposed drainage infrastructure. The South Coast Air Quality Management District (SCAQMD) is responsible for issuance of permits and approvals associated with operation of stationary equipment, if proposed. The Elsinore Valley Municipal Water District (EVMWD) is responsible for approving the Project's proposed water and sewer connections and associated improvements. There are no other agencies that are identified as Responsible Trustee Agencies for the proposed Project.

1.6 Areas of Controversy

Substantive issues raised in response to the NOP were previously summarized in Table 1-1. The purpose of this table is to present the primary environmental issues of concern raised by public agencies and the general public during the NOP review period. The table is not intended to list every comment received by the County during the NOP review period. Regardless of whether or not a comment is listed in the table, all applicable comments received in responses to the NOP are addressed in this Program EIR. Based on comments received during the NOP review period, a number of concerns were expressed regarding the Project's potential impacts to the environment, as summarized in Table 1-1. Issues of concern include aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, land use/planning, noise, transportation, and tribal cultural resources. No other areas of controversy were identified as part of the NOP process.

1.7 Issues to be Resolved by the Decision-Making Body

The primary issues to be resolved by the decision-making body for the proposed Project involves the Project's significant and unavoidable impacts under the issue areas of agricultural/forestry resources, air quality, and transportation, which are addressed in EIR Subsections 4.2, 4.3, and 4.18, respectively. The Riverside County Board of Supervisors will need to evaluate whether the mitigation measures proposed to reduce the Project's unavoidable impacts adequately reduce Project impacts to the maximum feasible extent. The Board of Supervisors also will make a determination as to whether the Project's benefits outweigh theses adverse environmental effects in support of adopting a Statement of Overriding Consideration's pursuant to State CEQA Guidelines § 15093. Finally, the Board of Supervisors will decide whether to approve one of the Project alternatives in lieu of the proposed Project, if it is determined that one of the alternatives is feasible and its approval would serve to substantially reduce or avoid significant environmental impacts.

2.0 ENVIRONMENTAL SETTING

This Section 2.0 is provided pursuant to State CEQA Guidelines § 15125(a), and includes a description of the physical environmental conditions in the vicinity of the Project site and its off-site improvement areas from both a local and regional perspective as it existed at the time the Notice of Preparation (NOP) was published for this Program EIR, which occurred on March 11, 2021. This section provides a brief overview of resources on and surrounding the Project site; additional detail regarding existing conditions for individual issue areas (e.g., biology, geology, etc.) is provided within the appropriate subsection headings within Section 4.0, *Environmental Analysis*, of this Draft Program EIR.

2.1 REGIONAL SETTING AND LOCATION

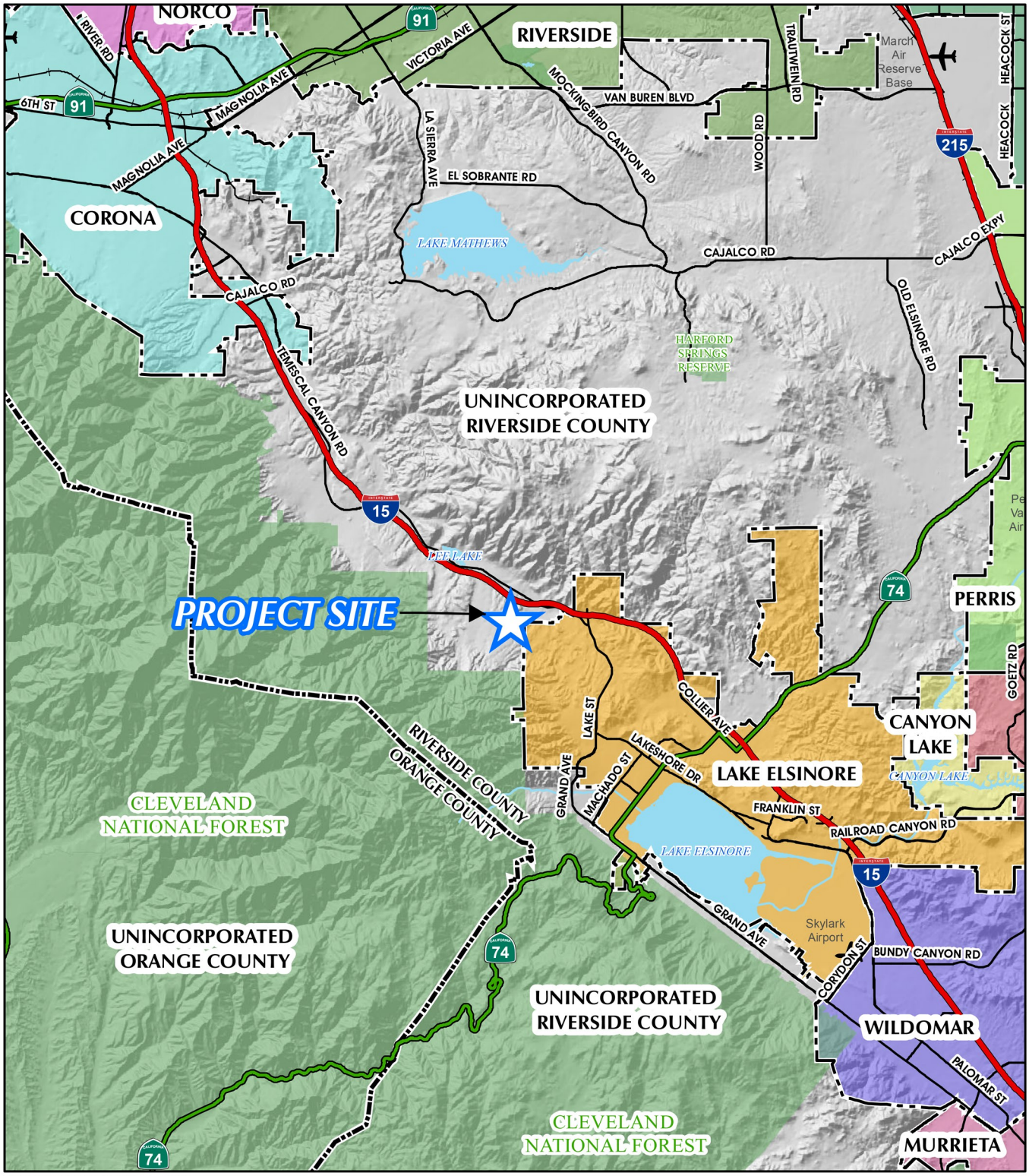
The 157.1-acre Project site is located within the western portion of unincorporated Riverside County, California. Figure 2-1, *Regional Map*, depicts the Project site's location within the regional vicinity. As shown, Riverside County abuts San Bernardino County to the north; Orange County to the west; and San Diego and Imperial Counties to the south. Riverside County is located in an urbanizing area of southern California commonly referred to as the Inland Empire. The Inland Empire is an approximate 28,000 square-mile region comprising western San Bernardino County, western Riverside County, and the eastern reaches of Los Angeles County. As of 2018, SCAG estimates that Riverside County as a whole had a population 2,493,000. SCAG estimates that the population will increase to 3.25 million by 2045. (SCAG, 2020, Demographics and Growth Forecast Technical Appendix, Table 13)

2.2 LOCAL SETTING AND LOCATION

The Project site is located within the western region of unincorporated Riverside County, California. As depicted on Figure 2-2, *Vicinity Map*, the Project site is located near the community of Lake Elsinore and adjacent to the Horsethief Canyon Ranch community. More specifically, and as depicted on Figure 2-2, the 157.1-acre site is located east of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road. The Project site includes Assessor Parcel Numbers (APNs) 393-120-010 and -011; 393-150-001 through -075; 393-180-004 through -010; 393-250-001 through -041; 393-260-001 through -068; 393-270-001 through -027; 393-280-001 through -087; 393-290-001 through -055; 393-300-001 through -028; 393-310-005; and 394-020-002 through -003. The 157.1-acre site occurs within Section 17, Township 5 South, Range 5 West, San Bernardino Baseline and Meridian. (RCIT, 2021)

2.3 SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure 2-3, *Surrounding Land Uses and Development*, lands to the south of the Project site include medium-density residential uses and an elementary school (Luiseño Elementary School). To the west of the Project site are medium-density residential uses, a recreational facility (Horsethief Canyon Park), and the Horsethief Canyon Wastewater Treatment Plant, with undeveloped lands occurring west of the northwestern Project boundary. To the north of the Project site are several rural residences, a small area of

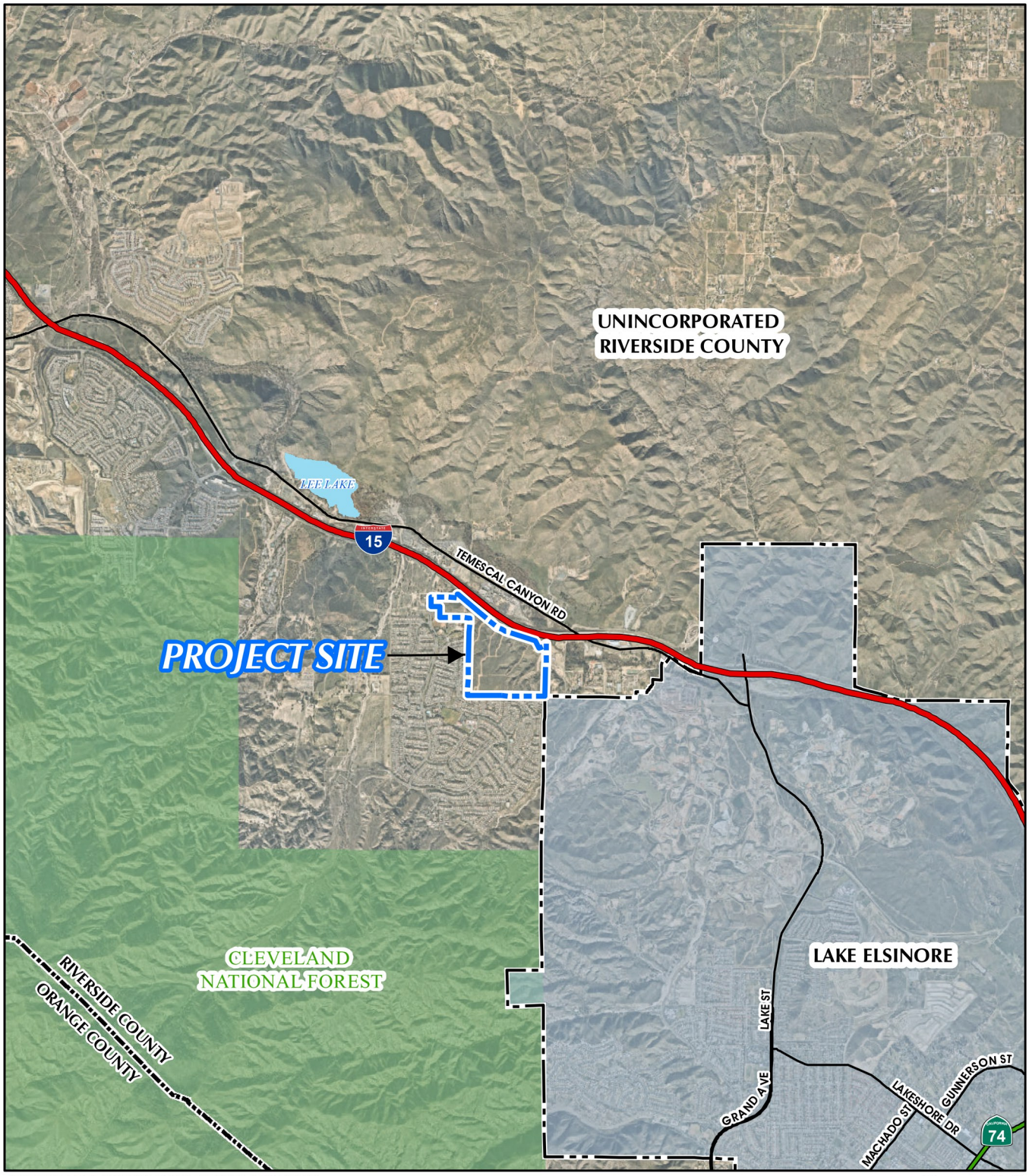


Source(s): ESRI, RCTLMA (2021)

Figure 2-1

0 0.75 1.5 3 Miles

Regional Map



Source(s): ESRI, RCTLMA (2021), Nearmap Aerial (2022)

Figure 2-2

Vicinity Map

Source(s): Nearmap Aerial (2022), RCTLMA (2021)

Figure 2-3

0 250 500 1,000 Feet

Surrounding Land Uses and Development

open space and I-15, beyond which are several light industrial/business park uses and open space. To the east of the Project site are several rural residential dwelling units, open space, and an existing construction storage yard. The City of Lake Elsinore boundary occurs immediately southeast of the Project site.

2.4 LOCAL PLANNING CONTEXT

State CEQA Guidelines § 15125(d) requires that EIRs identify the general plans and regional plans that are applicable to the project under evaluation, and recognize potential inconsistencies. Plans that are applicable to the Project evaluated herein are summarized below, with additional information provided in the applicable resource discussions in Section 4.0, *Environmental Analysis*.

2.4.1 CONNECT SOCAL (SCAG REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY)

The Southern California Association of Governments (SCAG) is a regional agency established pursuant to California Government Code § 6500, also referred to as the Joint Powers Authority law. SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). The Project site is within SCAG's regional authority. As an MPO and public agency, SCAG develops transportation and housing strategies that transcend jurisdictional boundaries that affect the quality of life for southern California as a whole. On September 3, 2020, SCAG's Regional Council adopted *Connect SoCal (2020-2045 Regional Transportations Plan/Sustainable Communities Strategy)*. Connect SoCal is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. Connect SoCal embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions (CTCs), tribal governments, non-profit organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Connect SoCal includes over 4,000 transportation projects, ranging from highway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six CTCs and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices. The goals of Connect SoCal are to: 1) encourage regional economic prosperity and global competitiveness; 2) improve mobility, accessibility, reliability, and travel safety for people and goods; 3) enhance the preservation, security, and resilience of the regional transportation system; 4) increase person and goods movement and travel choices within the transportation system; 5) reduce greenhouse gas emission and improve air quality; 6) support healthy and equitable communities; 7) adapt to a changing climate and support an integrated regional development pattern and transportation network; 8) leverage new transportation technologies and data-driven solutions that result in more efficient travel; 9) Encourage development of diverse housing types in areas that are supported by multiple transportation options; and 10) Promote conservation of natural and agricultural lands and restoration of habitats. (SCAG, 2020)

2.4.2 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AIR QUALITY MANAGEMENT PLAN (AQMP)

Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the South Coast Air Basin. In response, and in conformance with California Health & Safety Code § 40702 et seq. and the California Clean Air Act, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality

standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. Each version of the plan is an update of the previous plan and has a 20-year horizon with a revised baseline. The most recent AQMP was adopted by the AQMD Governing Board on March 3, 2017 ("2016 AQMP"). The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions and updated emission inventory methodologies for various source categories. The 2016 AQMP is based on assumptions provided by the Emission FACtor model (EMFAC) developed by the California Air Resources Board (CARB) for motor vehicle information and assumptions provided by SCAG for demographics. The air quality levels projected in the 2016 AQMP are based on the assumption that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with SCAG's population growth projections. The 2016 AQMP also assumes that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. (SCAQMD, 2017)

2.4.3 Riverside County General Plan and Elsinore Area Plan

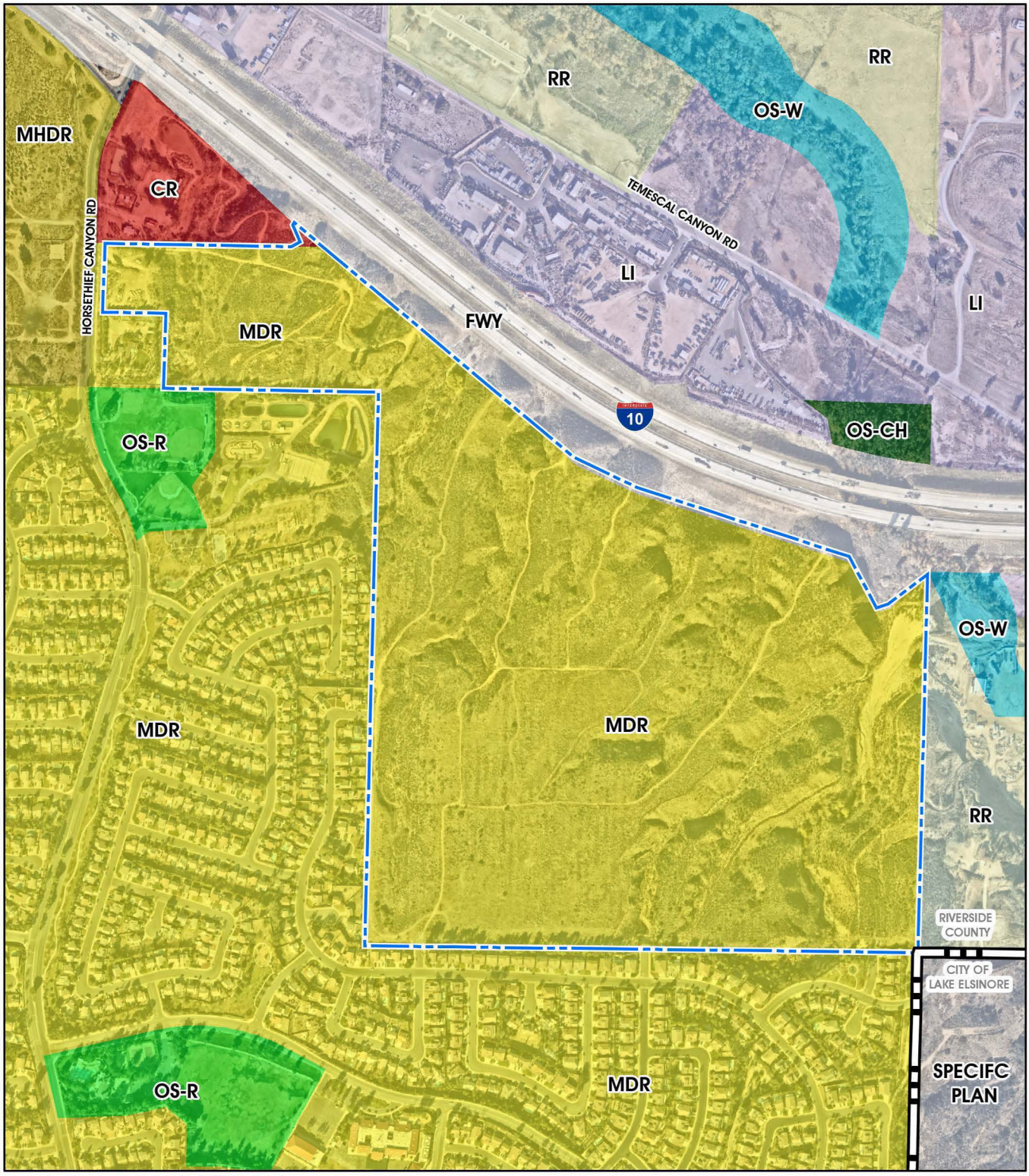
The prevailing planning document for the Project site and its surrounding area is the Riverside County General Plan. The Project site is located within the Elsinore Area Plan (EAP) of the Riverside County General Plan. As depicted on Figure 2-4, *Existing General Plan Land Use Designations*, the 157.1-acre Project site is currently located within the adopted Renaissance Ranch Specific Plan No. 333 (SP 333). The General Plan and EAP designate the majority of the property for "Medium Density Residential (MDR)" land uses, with a small sliver in the northern corner of the Project site designated for "Commercial Retail (CR)" land uses. The MDR land use designation allows for single-family residential development at a density range of 2 to 5 dwelling units per acre (du/ac). The CR land use designation allows for local and regional serving retail and service uses. (Riverside County, 2021b, Table 1)

2.4.4 Renaissance Ranch Specific Plan No. 333 (SP 333)

The Renaissance Ranch Specific Plan No. 333 (SP 333) was approved by the Riverside County Board of Supervisors in 2005 and encompasses the 157.1-acre Project site. Figure 2-5, *Existing Renaissance Ranch Specific Plan Land Use Designations*, depicts the approved SP 333 land use plan. As shown, the adopted SP 333 allows for up to 355 Medium Density Residential dwelling units on 98.7 acres, with minimum lot sizes ranging from 5,000 s.f. to 8,000 s.f. in size; a Community Park on 4.3 acres; four pocket parks on 2.0 acres; Open Space/Conservation land uses on 27.1 acres; and Open Space/Drainage uses on 25.7 acres. (Riverside County, 2005)

2.4.5 Zoning

Under existing conditions, the 157.1-acre Project site is zoned for "Specific Plan Zone (SP Zone)," indicating that the property is within the boundaries of an adopted specific plan. As such, the 157.1-acre Project site is subject to the zoning classifications established by the adopted SP 333, which generally reflect the land use designations applied to the site as part of SP 333 (described above).



Source(s): Nearmap Aeria (2021)l, RCTLMA (2021)

Figure 2-4

0 175 350 700 Feet

Existing General Plan Land Use Designations

TABLE 1: DETAILED LAND USE SUMMARY

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MIN. LOT SIZE	MAX. DWELLING UNITS
Residential						
Medium	1 2	17.8 32.2	2-5 2-5	3.8 4.1	5,000 sf 6,000 sf	68 137
Medium	3 4	31.7 17.0	2-5 2-5	3.2 3.2	7,200 sf 8,000 sf	101 49
SUBTOTAL		98.7		3.61		355
Non-residential						
Community Park	5	4.3 / 3.4 Net	-			-
Pocket Parks 1-4		2.0	-			-
Open Space/ Conservation	6	27.1	-			-
Open Space/Drainage	1A 3A 4A	2.8 12.7 10.2	-			-
SUBTOTAL	-	58.2	-	-	-	-
TOTAL		**156.9**	-	**2.3**	-	**355**

Source(s): Renaissance Ranch Specific Plan (2005)

Figure 2-5

Not to Scale

Existing Renaissance Ranch Specific Plan Land Use Designations

2.4.6 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional Habitat Conservation Plan (HCP), was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and participating entities. The intent of the Western Riverside County MSHCP is 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 identifies Criteria Areas, in which habitat conservation efforts are targeted.

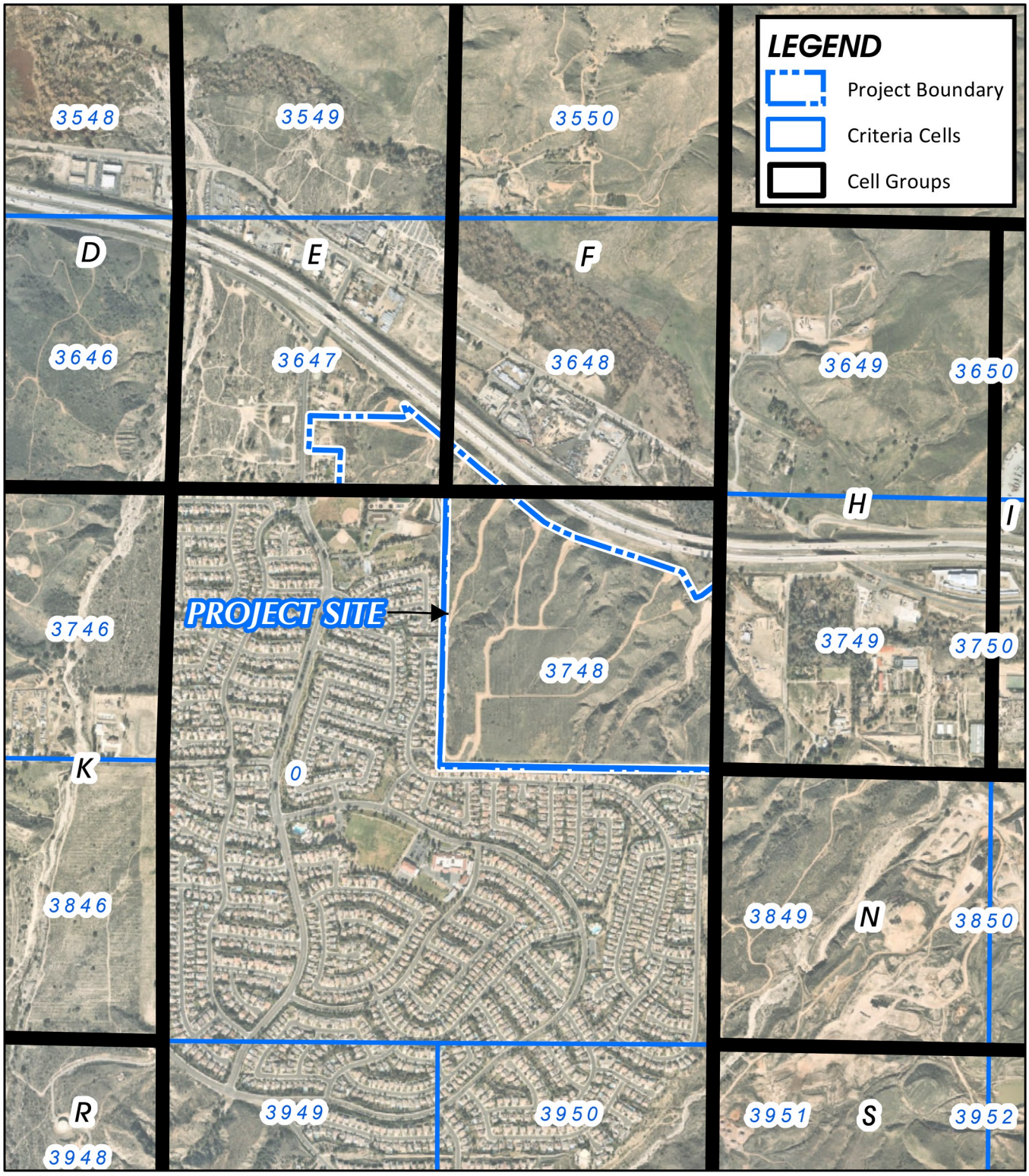
As shown on Figure 2-6, *MSHCP Cell Groups and Criteria Cells*, the entire Project site is located within MSHCP Criteria Cells of the Elsinore Area Plan (EAP). A majority of the Project site is located within EAP Cell Number 3748, which is not located within a Cell Group. The northwestern corner of the Project site is located within EAP Cell Number 3647, which comprises the southern extent of Cell Group E. A small portion of the Project site is located within Cell Number 3648, which comprises the southern extent of Cell Group F. A description of the MSHCP requirements for these Cells and Cell Groups is provided below: (RCIT, 2021)

- **EAP Cell 3748**. EAP Cell 3748 encompasses a majority of the Project site. Conservation within EAP Cell 3748 is intended to contribute to assembly of Proposed Constrained Linkage 6, and focuses on riparian habitat associated with Temescal Wash and adjacent chaparral and coastal sage scrub habitat. Conservation within EAP Cell 3748 is planned to range from 40%-50% of the Cell focusing in the eastern portion of the Cell. (RCIT, 2021; Riverside County, 2003, Table 3-4)

- **EAP Cell Group E (EAP Cell 3647)**. EAP Cell 3647, which is part of EAP Cell Group E, encompasses the northwestern portions of the Project site. Conservation within the portions of EAP Cell Group E that are located east of I-15 are intended to contribute to assembly of Proposed Extension of Existing Core 2, while conservation within the portion of Cell Group E that are located west of I-15 are intended to contribute to assembly of Proposed Constrained Linkage 5. Conserved areas are intended to be focused on riparian scrub, woodland, and forest habitat associated with Temescal Wash and adjacent upland habitat. Conservation within EAP Cell Group is planned to range from 40%-50% of Cell Group E focusing in the northern portion of the Cell Group. (RCIT, 2021; Riverside County, 2003, Table 3-4)

- **EAP Cell Group F (EAP Cell 3648)**. A small portion of the Project site occurs in the southwest corner of EAP Cell 3648, which forms the southern extent of EAP Cell Group F. Conservation within EAP Cell Group F is intended to contribute to the assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group is intended to focus on riparian habitat associated with Temescal Wash and adjacent coastal sage scrub and grassland habitat. Conservation within EAP Cell Group F is planned to range from 65%-75% of the Cell Group focusing in the northern portion of the Cell Group. (RCIT, 2021; Riverside County, 2003, Table 3-4)

In addition to conservation criteria within areas designated to be included within the MSHCP Reserve System, the MSHCP also identifies a number of additional survey and conservation requirements. The Project site is



Source(s): RCTLMA (2021) Nearmap Aerial (2022)

Figure 2-6

MSHCP Cell Groups and Criteria Cells

located within the Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, Smooth tarplant, Round-leaved filaree, Coulter's goldfields, and Little mousetail. The Project site also is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Slender-horned spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. A portion of the Project site, generally along the Project site's northern boundary with I-15, is located within the Burrowing Owl Survey Area. The Project site is not located with any amphibian or mammal species survey areas. (RCA, 2020)

2.5 EXISTING PHYSICAL SITE CONDITIONS

Pursuant to State CEQA Guidelines § 15125, the physical environmental condition for purposes of establishing the setting of an EIR is the environment as it existed at the time the EIR's NOP was released for public review. The NOP for this EIR was released for public review on March 11, 2021. The following subsections provide a description of the Project site's physical environmental condition ("existing conditions") as of that approximate date. The site's current physical conditions and surrounding areas are shown on Figure 2-7, *Aerial Photograph*. More detailed information regarding the Project's site's environmental setting as it relates to a specific environmental issue area is provided in the various subsections of EIR Section 4.0, *Environmental Analysis*.

2.5.1 LAND USE

As shown on Figure 2-7, the 157.1-acre Project site is vacant and undeveloped under existing conditions. The southeast portion of the Project site was partially used for agricultural uses including orchards from as early as the 1960s to 1997 (Hillmann, 2019, p. 17). Some debris still remains from a few former agricultural type structures in the southern portions of the site. Two former residences were observed in the northern portion of the site as well as a former truck trailer storage facility. Several informal dirt trails traverse the property. (Google Earth, 2018; Petra, 2020, pp. 3-4)

2.5.2 SITE TOPOGRAPHY

As shown on Figure 2-8, *USGS Topographic Map*, the southwestern portions of the Project site exhibit relatively level topography, with the remaining portions of the site containing undulating small hillforms. The property descends at a moderate gradient, generally in a northeasterly direction. Elevations on site range from approximately 1,187 feet above mean sea level (amsl) near the northeast corner of the Project site to 1,430 feet amsl at the southwest corner of the Project site. The overall topographic relief is approximately 243 feet. (Google Earth, 2018; Petra, 2020, p. 2)

2.5.3 AIR QUALITY AND CLIMATE

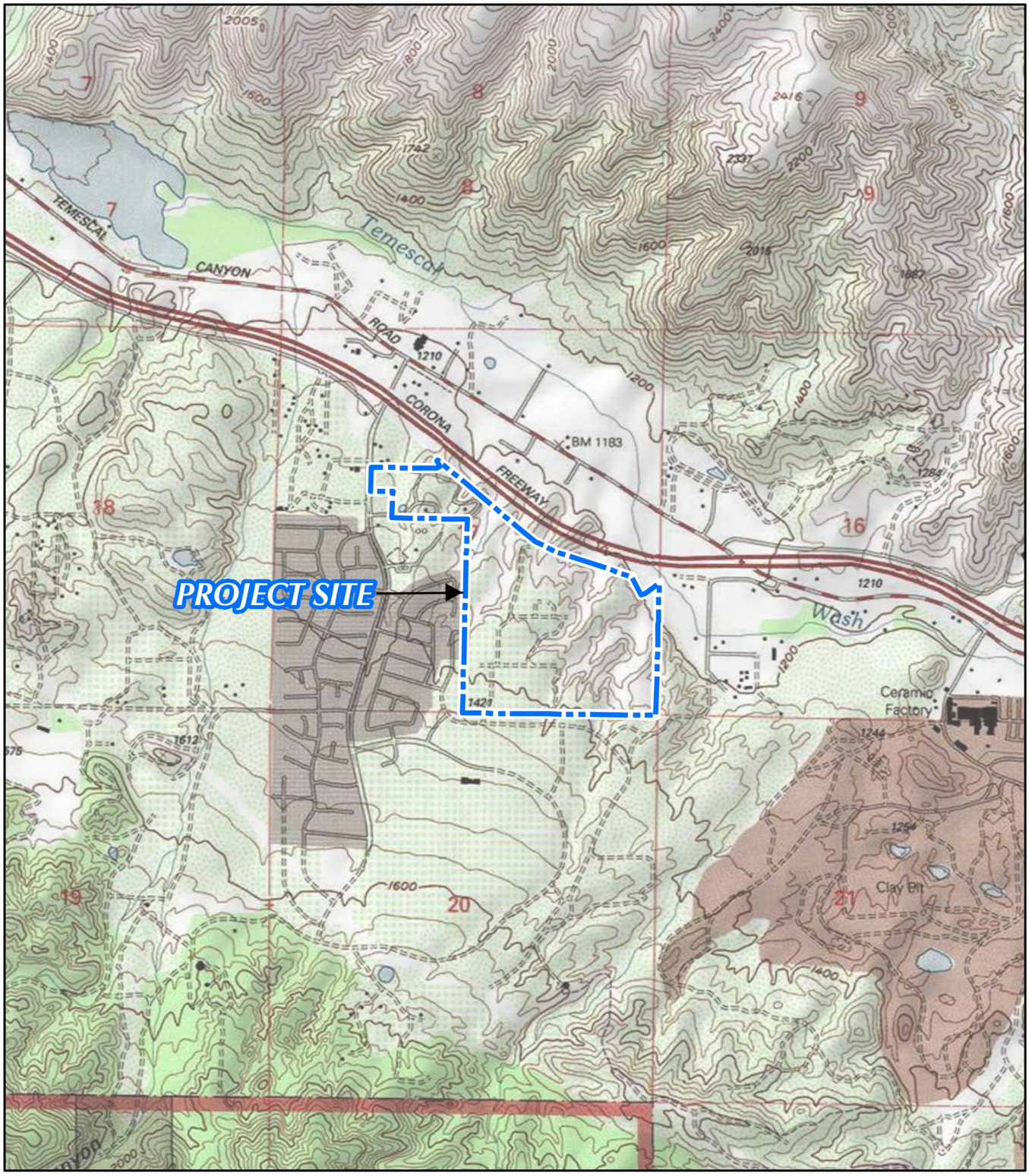
The Project site is located in the 6,745-square-mile South Coast Air Basin (SCAB), which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, the San Jacinto Mountains to the north and

Source(s): Nearmap Aerial (2022), RCTLMA (2021)

Figure 2-7

0 175 350 700 Feet

Aerial Photograph



Source(s): USGS (2019)

Figure 2-8

USGS Topgraphic Map

east, and San Diego County to the south. The SCAB is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), the agency charged with bringing air quality in the SCAB into conformity with federal and State air quality standards. As documented in the Project's Air Quality Assessment (*Technical Appendix B* to this EIR), although the climate of the SCAB is characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. More than 90% of the SCAB's rainfall occurs from November through April. Temperatures during the year range from an average minimum of 36°F in January to over 100°F maximum in the summer. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Ana[s]" each year.

2.5.4 Biological Resources

The Project site supports the following vegetation/land cover types: Brittle Bush Scrub, Disturbed California Buckwheat Scrub, Disturbed Chamise Chaparral, Southern Cottonwood Willow Riparian Forest, Unvegetated Wash, and Upland Mustards. Table 4.4-1 in EIR Subsection 4.4., *Biological Resources*, provides a summary of the vegetation types and their corresponding acreage. Photographs depicting the Project site are shown in Exhibit 8 of the Project's Biological Technical Report (*Technical Appendix C*). (GLA, 2020, p. 24)

The Project site occurs within Multiple Species Habitat Conservation Plan (MSHCP). The Project site is located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Slender-horned spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wrights's trichocoronis. The Project site also is located in the Criteria Area Plant Species Survey Areas (CAPSSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. Table 4-2 of the Project's Biological Technical Report ("BTR"; *Technical Appendix C*) provides a list of special-status plants evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. No special-status plants were detected at the Project site. Refer to EIR Subsection 4.4, *Biological Resources*, for a detailed description of sensitive plants that occur or have the potential to occur on site. (GLA, 2020, p. 26)

The following special-status animals were detected at the Project site during the 2020 biological surveys: coast horned lizard and coastal California gnatcatcher. Table 4-3 of the Project's Biological Technical Report ("BTR"; Technical Appendix C) provides a list of special-status animals evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Refer to EIR Subsection 4.4, *Biological Resources*, for a detailed description of sensitive animals that occur or have the potential to occur on site. (GLA, 2020, p. 35)

2.5.5 Geology

The Project site is situated in the northern portion of the Peninsular Range Province of Southern California. In general, the Peninsular Ranges are underlain primarily of plutonic rock of the Southern California Batholith. These rocks formed from the cooling of molten magma deep within the earth's crust. Intense heat associated

with the plutonic magma metamorphosed the ancient sedimentary rocks into which the plutons intruded. Specifically, the site is located in the western portion of the Perris Peneplain, which is a broad valley bounded on three sides by mountain ranges: the San Jacinto Mountains on the east, the San Bernardino Mountains on the north, and the Santa Ana Mountains to the west. The northwestern extent of the Perris Peneplain is the Santa Ana River. The Peneplain is a large depositional basin composed primarily of materials eroded from the granitic bedrock surfaces of the Southern California Batholith. Granitic and/or metasedimentary bedrock related to the Santa Ana Mountains are located just to the south of the site. (Hillman, 2019, pp. 5-6)

At a local scale, the Project site is located on the distal portion of a large alluvial fan emanating from the Santa Ana mountains further to the southwest. These fan deposits are generally mapped as Pleistocene aged older fan deposits and are incised by various recent drainages generally trending to the north. These incised drainages have been infilled with recent alluvium including active wash deposits and existing undocumented fill. Older fan deposits are generally located in the elevated portions of the site. Recent alluvium is prominently in the eastern portion of the site and within the drainages overlying the older fan deposits. In some places, a thin veneer of topsoil and/or colluvium is present above the older fan deposits and younger alluvium. Existing artificial fill from past residential development is present along the southern and western edges of the site. Undocumented fill is present in various places on the site due to undocumented filling of canyons with trash and debris and well as for bridging drainages for agriculture purposes. (Hillman, 2019, p. 6)

2.5.6 Soils

Table 2-1, *Summary of On-Site Soil Characteristics*, provides a summary of the soils present on the Project site, and identifies the attendant rate of runoff and erosion susceptibility. As shown, approximately 8.4% of the Project site has a "Slow" rate of runoff and a "Slight" susceptibility to erosion. Approximately 50.6% of the Project site has a "Slight to Moderate" rate of erosion and a "Slight to Moderate" susceptibility to erosion. Approximately 40.9% of the Project site is not rated by the United States Department of Agriculture (USDA) for rate of runoff or erosion susceptibility. (USDA, 1971, pp. 36, 40, and 60; USDA, 2021)

Table 2-1 Summary of On-Site Soil Characteristics

Map Symbol	Map Unit Name	Rate of Runoff	Erosion Susceptibility	Acres in AOI[1]	Percent of AOI[1]
GhC	Gorgonio loamy sand, 0 to 8 percent slopes	Slow	Slight	0.0	0.0%
GhD	Gorgonio loamy sand, 8 to 15 percent slopes	Slow	Slight	13.3	8.4%
HdD2	Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded	Slow to Medium	Slight to Moderate	79.6	50.6%
TeG	Terrace escarpments	--	--	64.3	40.9%
Totals for Area of Interest:		**--**	**--**	**157.1**	**100.0%**

1. Totals reflect rounding.

(USDA, 1971, pp. 36, 40, and 60; USDA, 2021)

2.5.7 Hydrology

The topography of the Project site generally slopes from a south to north/northeast with elevations on site ranging from 1,187 feet amsl near the northeast corner of the Project site to 1,430 feet amsl at the southwest

corner of the Project site. The Temescal Wash crosses the northeastern portion of the Project site as it flows northerly under the I-15 Freeway. Other smaller natural watercourses cross the Specific Plan and generally flow from south to north. More specifically, under existing conditions, the Project site contains eleven separate drainage areas. These drainage areas convey runoff to seven (7) runoff concentration points with existing culverts traversing the I-15 freeway to Temescal Wash and Alberhill Creek/Temescal Wash to the north. The existing 100-year storm flows from the Project site are approximately 657.62 cubic feet per second. (K&A, 2020a, p. 20)

2.5.8 NOISE

The most common and significant source of noise in Riverside County is mobile noise generated by transportation-related sources. Other sources of noise are the various land uses (i.e., residential, commercial, and institutional) that generate stationary-source noise. The Project site is bound to the west by Horsethief Canyon Road, which serves residential, recreational, public facilities, and agricultural land uses. As shown in EIR Table 4.13-3, the ambient recorded noise levels in the Project area range from 57.3 to 61.8 dBA CNEL and 53.8 to 58.8 dBA Leq. Refer to EIR Subsection 4.13, *Noise*, for additional information regarding the site's existing noise conditions.

2.5.9 TRANSPORTATION

Vehicular access to the Project site is provided via Horsethief Canyon Road, which abuts the western boundary of the Project site. I-15 occurs along the northern boundary of the Project site, with the nearest on and off ramps occurring at Lake Street, approximately 1.3 miles to the east of the site, and at Indian Truck Trail, approximately 1.6 miles northwest of the site. State Route 74 (SR-74) occurs approximately 4.4 miles southeast of the Project site, State Route 91 (SR-91) occurs approximately 12.1 miles to the northwest of the Project site, and Interstate 215 (I-215) occurs approximately 11.8 miles to the northeast of the Project site. (Google Earth, 2018)

As shown on Figure 2-9, *Elsinore Area Plan Circulation Plan*, the Riverside County General Plan and EAP classify Horsethief Canyon Road as a "Secondary (100' ROW)" facility. De Palma Road west of Horsethief Canyon Road and Temescal Canyon Road are classified as a "Major (118' ROW)" facilities. Lake Street, which occurs within the City of Lake Elsinore, is classified as an "Urban Arterial (152' ROW)." (Riverside County, 2021b, Figure 7)

Under existing conditions, no pedestrian or bicycle facilities have been constructed on the Project site, with exception of several informal trails that occur throughout the site (Google Earth, 2018). As shown on Figure 2-10, *Elsinore Area Plan Trails and Bikeway System*, the General Plan and EAP do not identify any planned trails or bikeways within the Project site. A Community Trail is planned along the southern and western boundaries of the Project site, and along the site's frontage with Horsethief Canyon Road. (Riverside County, 2021b, Figure 8)

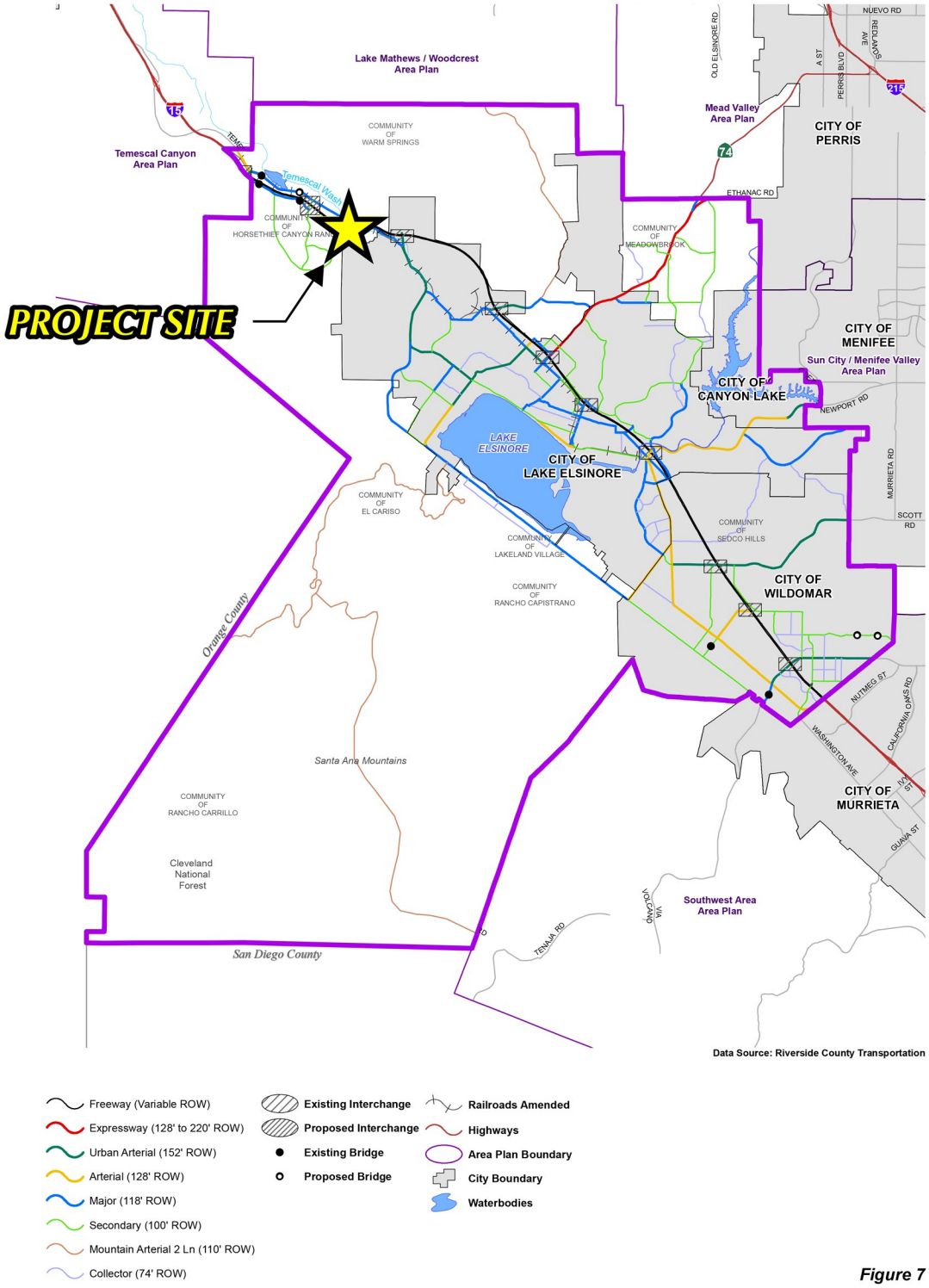


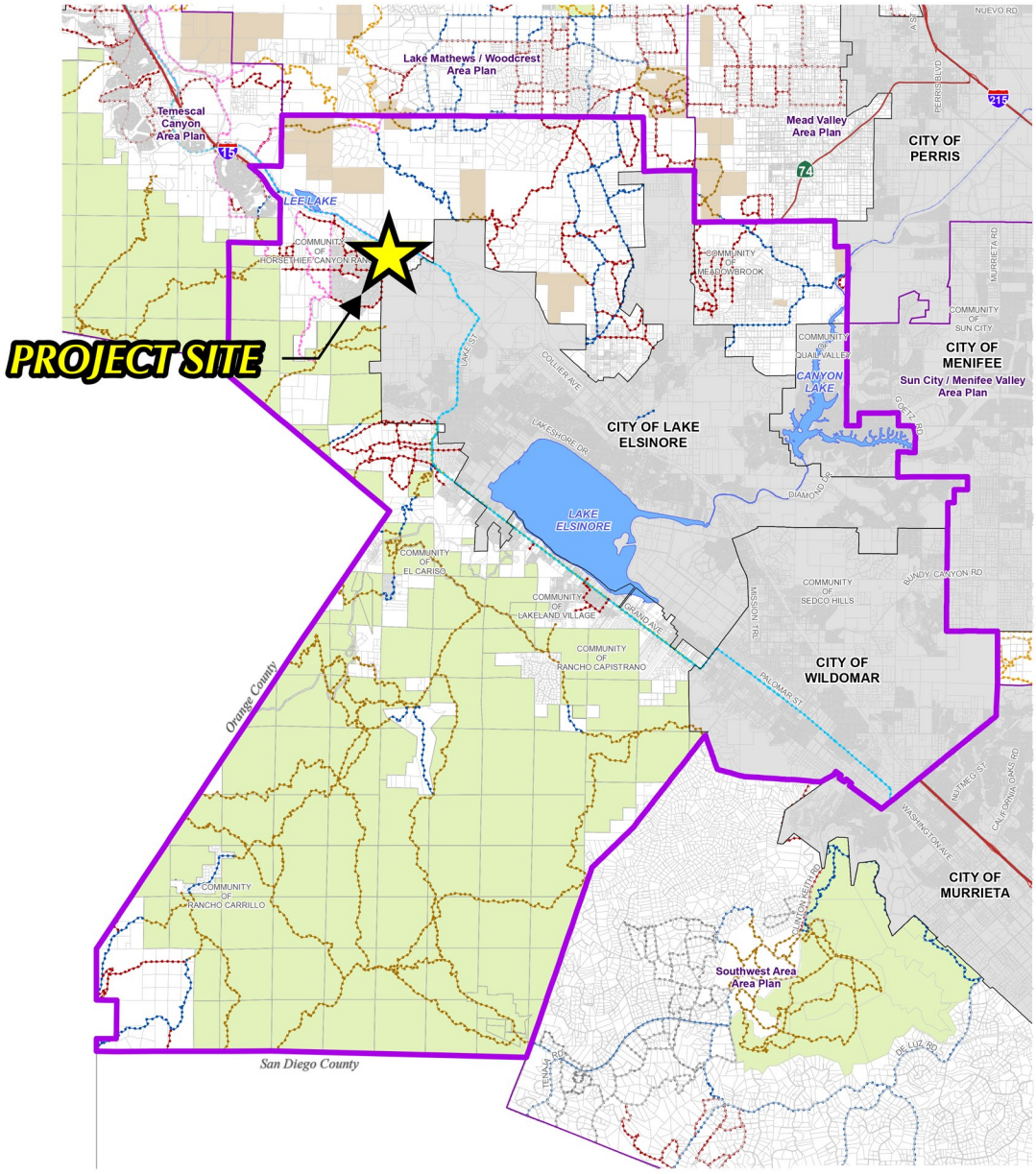
Figure 7

Source(s): Elsinore Area Plan (08-2020)

Figure 2-9

Not to Scale

Elsinore Area Plan Circulation Plan



Source(s): Elsinore Area Plan (08-2020)

Figure 2-10

Not to Scale

Elsinore Area Plan Trails and Bikeway System

2.5.10 Public Facilities

Fire protection services in the Project area are primarily provided by the Riverside County Fire Department (RCFD). The primary fire station servicing the site would be RCFD Station 64 (Sycamore Creek), which is located approximately 2.4 roadway miles northwest of the Project site. Secondary fire protection services would be provided by RCFD Station 85 (McVicker Park), located approximately 5.1 roadway miles southeast of the Project site. Police protection services in the Project area are provided by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station to the Project site is the Lake Elsinore Station, located approximately 6.4 miles southeast of the Project site at 333 West Limited Avenue in the City of Lake Elsinore. In addition to community policing, other services provided by the Sheriff's Department include, but are not limited to, operating of the emergency 911 system, operating correctional facilities, performing traffic control, and providing crime prevention education. Also, the Sheriff's Department coordinates with volunteer groups such as Neighborhood Watch Programs and the Community Oriented and Policing Problem Solving (COPPS) Program and the Community Oriented Policing (COP) Program.

2.5.11 Utilities and Service Systems

A. Water Service

The Elsinore Valley Municipal Water District (EVMWD) provides potable service to the Project area. The Project site occurs within two (2) EVMWD Pressure Zones. The northern portion of the Project site occurs within the 1434 Pressure Zone, while the central and southern portions of the Project site occur within the 1601 Pressure Zone. Within the 1434 Pressure Zone, there is an existing 12-inch water line located north of I-15 within Horsethief Canyon Road that terminates just north of the I-15. Within the 1601 Pressure Zone, there is an existing 12-inch water main south of I-15 within Horsethief Canyon Road, which terminates approximately 930 feet south of I-15. Existing water mains ranging from 8 to 20 inches also occur within residential streets to the west and south of the Project site, including within Eagle Run Street, Palomino Creek Drive, and Bolo Court, and there is a 20-inch water main within Hostettler Road to the southeast/east of the Project site.

Recycled water within the Project area is provided by the Horsethief Canyon Water Reclamation Facility (WRF), located off-site near the northwestern portion of the Project site. The Horsethief Canyon WRF was operating at capacity and is planned for expansion to accommodate planned growth in the local area. Recycled Water from the Horsethief Canyon WRF is pumped to the 1518 Pressure Zone to serve the existing Horsethief Canyon Ranch community. The existing Recycled Water system includes an 8-inch 1518 Pressure Zone Recycled Water line in Horsethief Canyon Road along the frontage of the Project site, and runs southeasterly along Mountain Road to connect the existing Horsethief 1601 Pressure Zone reservoir (located approximately 0.7-mile south of the Project site. The 1518 Pressure Zone in the area does not connect to the 1801 Pressure Zone Reservoir.

B. Sewer Service

Wastewater service in the Project area is provided by the EVMWD. Wastewater generated in the Project area is conveyed to the Horsethief Canyon WRF, located immediately off site to the west/southwest of the Project site, near the Project's northwestern boundary. The Horsethief Canyon WRF is currently operating at, or near,

its design capacity and plans are underway by EVWMD to expand the capacity of the Horsethief WRF to serve the existing and planned development within the Project area. Under existing conditions, there are several existing gravity sewer lines in the Project area, including a 10-inch sewer main within Hostettler Road between Bolo Court and Palomino Creek Drive, a 10-inch sewer main within Palomino Creek Drive (west of Hostettler Road), 10- to 15-inch sewer mains within Eagle Run Street, and a 12-inch sewer main within Horsethief Canyon Road, between Cloudburst Drive and the Horsethief WRF. There also is an existing 6-inch force main within Hostettler Road that extends from Bolo Court to Palomino Creek Drive, and within Palomino Creek Drive between Hostettler Road and Bucking Bay Drive.

C. Solid Waste Services

The Riverside County Department of Waste Resources (RCDWR) is responsible for the efficient and effective landfill disposal of non-hazardous county waste within the County, and operates six active landfills in addition to holding a contract agreement to dispose of waste at the private El Sobrante Landfill (Riverside County, 2015, p. 4.17-36). Solid waste from the Project site would be taken to the El Sobrante Landfill for disposal. The El Sobrante Landfill is located at 10910 Dawson Canyon Road in Riverside County, east of the Interstate 15 and south of the City of Corona. Solid waste also could be taken to the Lamb Canyon Landfill or the Badlands Landfill, which are both located within Riverside County (Riverside County, 2015).

D. Other Services

The Project site also is located in the service territories of the Southern California Gas Company (natural gas) and Southern California Edison (electricity) (SCE, 2019; SoCalGas, 2016).

2.5.12 Rare and Unique Resources

As required by State CEQA Guidelines § 15125(c), the environmental setting should identify any inconsistencies between a proposed project and applicable general, specific, or regional plans, and place special emphasis on resources that are rare or unique to that region and would be affected by the project. The principal discretionary actions required of Riverside County to implement the Project are described in detail in Section 3.0, *Project Description*, and are listed in Table 3-4, *Matrix of Project Approvals/Permits*. Based on the existing conditions of the Project site and surrounding area described above and discussed in more detail in Section 4.0, *Environmental Analysis*, the Project site does not contain any rare or unique resources.

3.0 PROJECT DESCRIPTION

This section provides all of the information required for an EIR Project Description by State CEQA Guidelines § 15124, including a description of the Project's precise location and boundaries; a statement of the Project's objectives; a description of the Project's technical, economic, and environmental characteristics; and a description of the intended use of this EIR, including a list of the government agencies that are expected to use this EIR in their decision-making process; a list of the permits and approvals that are required to implement the project; and a list of related environmental review and consultation requirements.

3.1 REGIONAL SETTING

The 157.1-acre Project site is located within the western portion of unincorporated Riverside County, California. Figure 2-1 (previously presented) depicts the Project site's location within the regional vicinity. As shown, Riverside County abuts San Bernardino County to the north; Orange County to the west; and San Diego and Imperial Counties to the south. Riverside County is located in an urbanizing area of southern California commonly referred to as the Inland Empire. The Inland Empire is an approximate 28,000 square-mile region comprising western San Bernardino County, western Riverside County, and the eastern reaches of Los Angeles County.

3.2 PROJECT LOCATION AND SETTING

As previously depicted on Figure 2-2, the Project site is located near the community of Lake Elsinore and adjacent to the Horsethief Canyon Ranch community. More specifically, the 157.1-acre site is located east of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road. The 157.1-acre Project site is vacant and undeveloped under existing conditions. The southeast portion of the Project site was partially used for agricultural uses including orchards from as early as the 1960s to 1997 (Hillmann, 2019, p. 17). Lands to the south of the Project site include medium-density residential uses and an elementary school (Luiseño Elementary School). To the west of the Project site are medium-density residential uses, a recreational facility (Horsethief Canyon Park), and the Horsethief Canyon Wastewater Treatment Plant, with undeveloped lands occurring west of the northwestern Project boundary. To the north of the Project site are several rural residences, a small area of open space and I-15, beyond which are several light industrial/business park uses and open space. To the east of the Project site are several rural residential dwelling units, open space, and an existing construction storage yard. Refer to EIR subsection 2.0 for a detailed description of the local setting and surrounding land uses.

3.3 PROPOSED PROJECT

The proposed Project consists of applications for the first amendment to the Renaissance Ranch Specific Plan No. 333 (SP00333A01; herein referred to as "SP 333A1"), a General Plan Amendment (GPA200004), and Change of Zone (CZ2000016) to allow for future development of the 157.1-acre Project site with 18.0 acres of "Business Park" land uses, 97.2 acres of "Light Industrial" land uses, "Open Space – Conservation" on 11.5 acres, "Open Space – Conservation Habitat" on 27.1 acres, and major circulation facilities on 3.3 acres. As proposed by SP00333A01, areas designated for "Light Industrial" and "Business Park" uses may be developed

with a Floor Area Ratio (FAR) up to 0.50. Accordingly, the Project as evaluated herein would allow for the future development of up to 392,040 s.f. of "Business Park" building area and up to 2,117,016 s.f. of "Light Industrial" building area.

This EIR analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation. The governmental approvals requested from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of a General Plan Amendment (GPA200004);
2. Adoption of Amendment No. 1 to Specific Plan No. 333 (SP00333A01); and
3. Adoption by ordinance of a Change of Zone (CZ2000016).

The Project's applications, as submitted to the County of Riverside by the Project Applicant, are herein incorporated by reference pursuant to State CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. All other discretionary and administrative approvals that would be required of the County of Riverside or other government agencies are also within the scope of the Project analyzed in this EIR.

3.4 STATEMENT OF OBJECTIVES

The fundamental purpose and goal of the proposed Project is to accomplish the orderly development of underutilized property with an economically viable, employment-generating use to increase employment opportunities in a housing rich portion of unincorporated Riverside County. This underlying goal aligns with various aspects of the Southern California Association of Government's (SCAG) 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:

A. To efficiently develop an underutilized property with a complementary mix of employment-generating land uses, including light industrial and business park land uses.

B. To assist the SCAG region in achieving jobs/housing balance region-wide and in the local area by providing additional job opportunities in a housing rich area of the Inland Empire that will reduce the need for members of the local workforce to commute outside the area for employment.

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 establish development standards and design guidelines to ensure future development on site complements other existing and planned uses in the immediate vicinity and minimizes conflicts with other nearby land uses.

E. To establish a unified thematic concept for future development through design elements such as architecture, monumentation, theme walls, and landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.

F. To anticipate market demand by providing a mixture of light industrial and business park land uses in a master-planned commerce center that would be marketable within the evolving economic profile of western Riverside County.

G. To develop a mix of light industrial and business park uses in unincorporated Riverside County that are designed to meet contemporary industry standards, can accommodate a wide variety of users, and are economically competitive with similar uses in the local area and region.

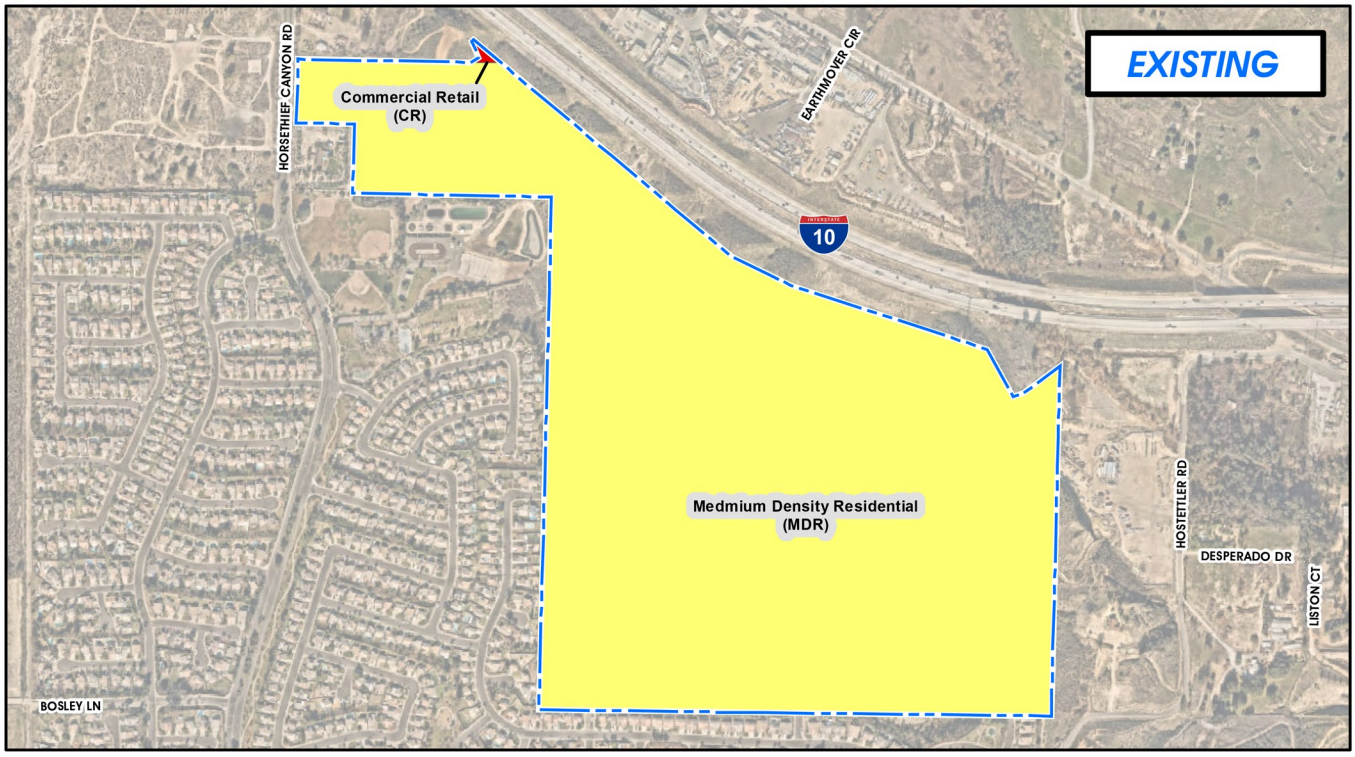
H. To develop a property that has access to available infrastructure, including roads and utilities.

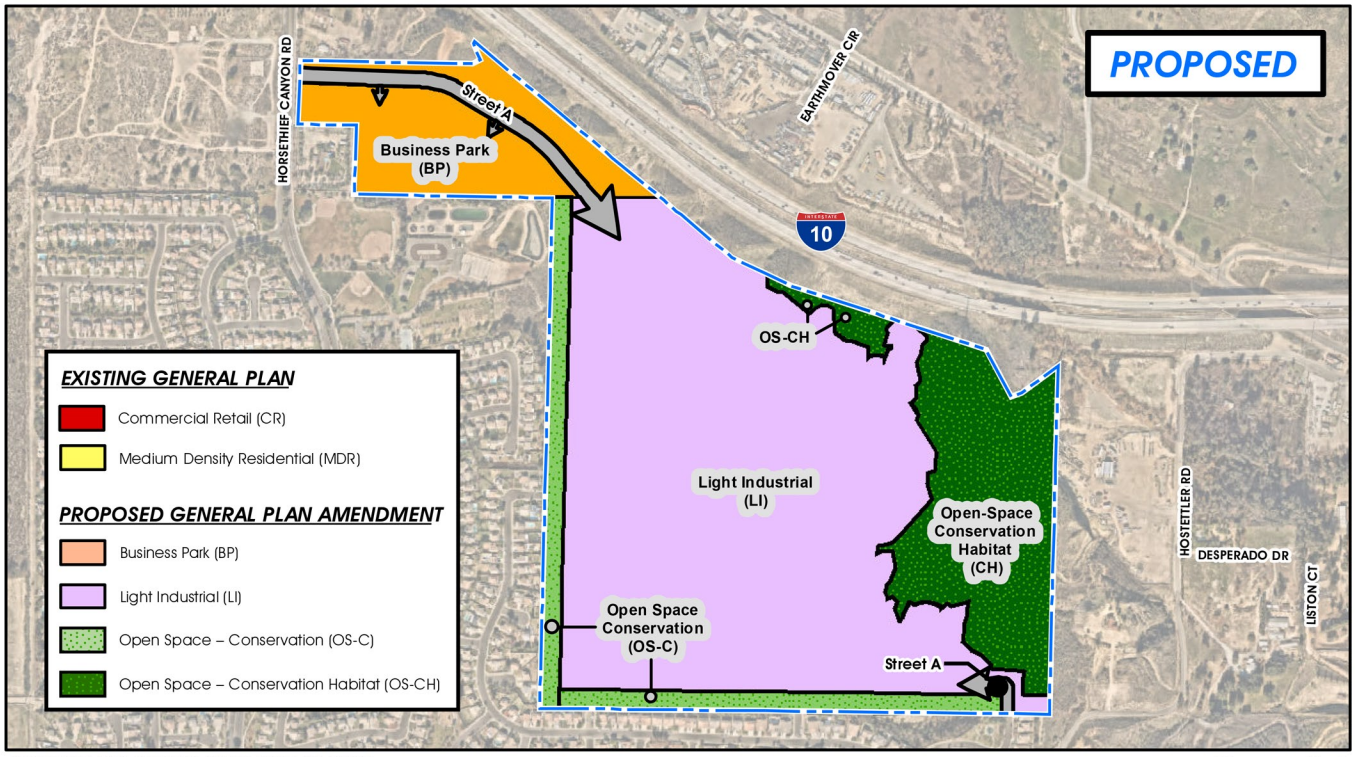
3.5 PROJECT'S COMPONENT PARTS AND DISCRETIONARY APPROVALS

The proposed Project consists of applications for General Plan Amendment No. 200004 (GPA200004), Amendment No. 1 to the Renaissance Ranch Specific Plan No. 333 (SP00333A01), and Change of Zone No. 2000016 (CZ2000016) to allow for future development of the 157.1-acre Project site with 18.0 acres of "Business Park" land uses, 97.2 acres of "Light Industrial" land uses, "Open Space – Conservation" on 11.5 acres, "Open Space – Conservation Habitat" on 27.1 acres, and major circulation facilities on 3.3 acres. The principal discretionary actions required of the County of Riverside to implement the Project are described in detail on the following pages. Additional discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 3-5, *Matrix of Project Approvals/Permits*, at the end of this Section.

3.5.1 GENERAL PLAN AMENDMENT NO. 200004 (GPA200004)

The Riverside County General Plan assigns a land use designation to all properties within unincorporated Riverside County. The Project Applicant is seeking a General Plan Amendment (GPA No. 200004) to modify the land use designations for the Project site in order to reflect changes proposed as part of proposed SP 333A1, which is discussed below. As depicted on Figure 3-1, *General Plan Amendment No. 200004*, under existing conditions the Riverside County General Plan and Elsinore Area Plan (EAP) designate the majority of the property for "Medium Density Residential (MDR)" land uses, consistent with the adopted Specific Plan No. 333, while a small area in the northern portion of the Project site is currently designated for "Commercial Retail (CR)" land uses. Proposed GPA No. 200004 would amend the General Plan and EAP land use designations to reflect those proposed as part of SP 333A1, which would include "Business Park (BP)" land uses, "Light Industrial (LI)" land uses, "Open Space – Conservation (OS-C)" land uses, and "Open Space – Conservation Habitat (OS-CH)" land uses. The BP land use designation is intended to accommodate employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The LI land use designation is intended to accommodate industrial and related uses





Source(s): ESRI, Nearmap (2021), RCTLMA (2021)

Figure 3-1

0 250 500 1,000 Feet

General Plan Amendment No. 200004

including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The OS-C land use designation is intended to provide for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. The OS-CH land use designation Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies. (Riverside County, 2021b, Table 1)

3.5.2 CHANGE OF ZONE NO. 2000016 (CZ2000016)

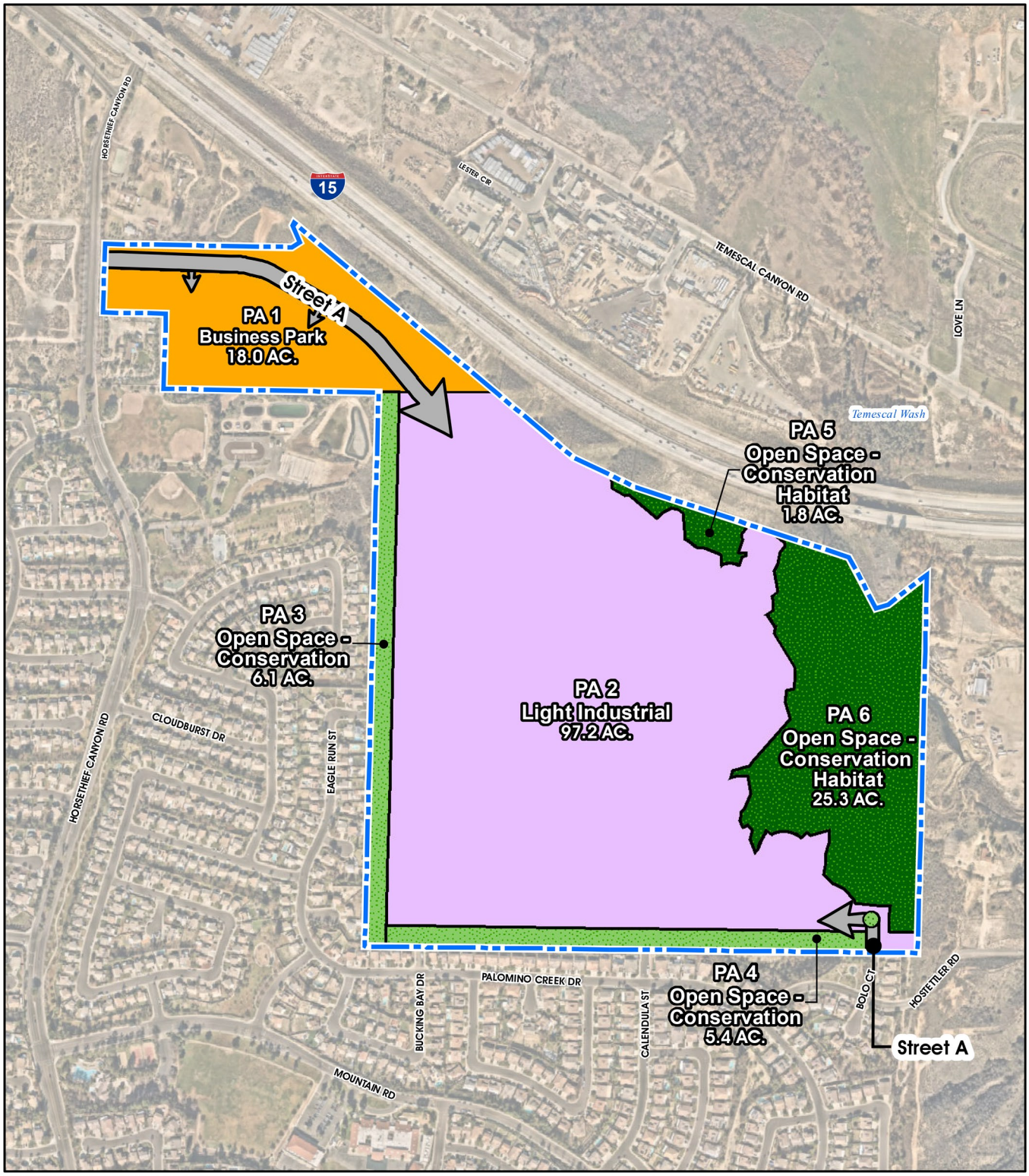
The Riverside County Zoning Ordinance, which is part of the County's Municipal Code, assigns a zoning designation to all properties within unincorporated Riverside County. Development is required by law to comply with the provisions of the Zoning Ordinance. Under existing conditions, the 157.1-acre Project site is classified as "SP Zone," indicating that the property is within the boundaries of an adopted specific plan. As such, the 157.1-acre Project site is subject to the zoning classifications established by the adopted Specific Plan No. 333, which generally reflect the land use designations applied to the site as part of Specific Plan No. 333. Proposed Change of Zone No. 2000016 (CZ2000016) would modify and establish the Planning Area boundaries, permitted uses, and development standards throughout the 157.1-acre site in order to reflect the land uses proposed as part of SP 333A1. Refer to subsection 3.5.3 for a description of the land uses proposed as part of SP 333A1.

3.5.3 SPECIFIC PLAN NO. 333, AMENDMENT NO. 1 (SP00333A01)

A. Proposed Land Uses

The Project entails the first amendment to the Renaissance Ranch Specific Plan No. 333 (SP 333A1). As depicted on Figure 3-2, *Specific Plan No. 333A1 Proposed Land Use Plan*, and summarized on Table 3-1, *SP 333A1 Proposed Land Uses*, proposed SP 333A1 would allow for "Business Park (BP)" land uses on 18.0 acres, "Light Industrial (LI)" land uses on 97.2 acres, "Open Space – Conservation (OS-C)" land uses on 11.5 acres, "Open Space – Conservation Habitat (OS-CH)" land uses on 27.1 acres, and major circulation facilities on 3.3 acres. As proposed by SP 333A1, areas designated for "Light Industrial" and "Business Park" uses may be developed with a Floor Area Ratio (FAR) up to 0.50. Accordingly, approval of SP 333A1 would allow for the future development of up to 392,040 s.f. of "Business Park" building area and up to 2,117,016 s.f. of "Light Industrial" building area.

Business Park land uses are proposed in Planning Area 1 of proposed SP 333A1. Business Park land uses would include small-scale light industrial, incubator industrial, merchant wholesalers, professional services, hospitality, professional office, small-scale warehousing/ storage, and research and development uses. For purposes of analysis within this EIR, Business Park building area is assumed to consist of approximately 60% "Industrial Park" uses and 40% "Warehouse" uses. Thus, for purposes of evaluation herein, it is assumed that Planning Area 1 of proposed SP 333A1 would include 156,816 s.f. of "Warehouse" building area and 235,224 s.f. of "Industrial Park" building area.



Source(s): ESRI, Nearmap (2021), KWC Engineering (2020)

Figure 3-2

0 175 350 700 Feet

Specific Plan No. 333A1 Proposed Land Use Plan

Table 3-1 SP 333A1 Proposed Land Uses

Planning Area	Land Use Designation	Acres	Maximum Building Square Footage	Anticipated Use Types and Building Area[1]
1	Business Park (BP)	18.0	392,040 s.f.	Warehousing: 156,816 s.f. Industrial Park: 235,224 s.f.
2	Light Industrial (LI)	97.2	2,117,016 s.f.	High-Cube Cold Storage: 423,403 s.f. High-Cube Fulfillment: 740,956 s.f. High-Cube Warehouse: 740,956 s.f. Manufacturing: 211,702 s.f.
	Development Subtotal:	***115.2***	***2,509,056 s.f.***	***2,509,056 s.f.***
3	Open Space – Conservation (OS-C)	6.1	--	Open Space
4	Open Space – Conservation (OS-C)	5.4	--	Open Space
	Open Space – Conservation Subtotal:	***11.5***	--	--
5	Open Space – Conservation Habitat (OS-CH)	1.8	--	Open Space Habitat
6	Open Space – Conservation Habitat (OS-CH)	25.3	--	Open Space Habitat
	Open Space – Conservation Habitat Subtotal:	***27.1***	--	--
--	Circulation	3.3	--	Major Circulation
	Project Total:	**157.1**	**2,509,056 s.f.**	**2,509,056 s.f.**

1. Totals reflect rounding.

Light Industrial land uses are proposed in Planning Area 2 of proposed SP 333A1. The proposed Light Industrial buildings are anticipated to accommodate uses such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, and e-commerce operations. For purposes of analysis within this EIR, Light Industrial building area is assumed to consist of approximately 20% "High-Cube Cold Storage" uses, 35% "High-Cube Fulfillment Center" uses, 35% "High Cube Warehouse" uses, and 10% "Manufacturing" uses. Thus, for purposes of evaluation herein, it is assumed that Planning Area 2 of proposed SP 333A1 would include 423,403 s.f. of "High-Cube Cold Storage" building area, 740,956 s.f. of "High-Cube Fulfillment Center" building area, 740,956 s.f. of "High-Cube Warehouse" building area, and 211,702 s.f. of "Manufacturing" building area.

Open Space – Conservation land uses are proposed in Planning Areas 3 and 4 of proposed SP 333A1 on 11.5 acres along the western and southern boundaries to provide a minimum 75-foot-wide landscape buffer between the Light Industrial land uses within Planning Area 2 and the off-site residential neighborhoods to the west and south. The minimum 75-foot-wide landscape buffer would provide landscaping, manufactured slopes, physical and visual buffering, and screening. The ultimate alignment of Street 'A' within Planning Area 2 would be determined with implementing project(s) and may encroach into Planning Areas 3 and 4 provided that the landscape buffers in Planning Areas 3 and 4 maintain a width of at least 75 feet.

Open Space – Conservation Habitat land uses are proposed in Planning Areas 5 and 6 of proposed SP 333A1 on approximately 27.1 acres. These areas are intended to be preserved as natural open space and conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) reserve.

Proposed SP 333A1 also includes land use and development standards to facilitate implementation of intended development. These development standards would limit the development intensity within the proposed Light

Industrial and Business Park areas to a maximum FAR of 0.5, as noted above. The proposed land use and development standards also notes that additional CEQA compliance shall be conducted for future implementing development on site in order to evaluate site-specific components of implementing development applications and to verify or refine the mitigation requirements specified by this EIR; requires design plans for common areas, specifying location and extent of landscaping, irrigation system, structures, and circulation; requires measures for security and safety; requires a Master Sign Program as part of future implementing developments; includes standards for ownership and maintenance; and identifies applicable State law, County ordinances, and other agency requirements for future implementing developments.

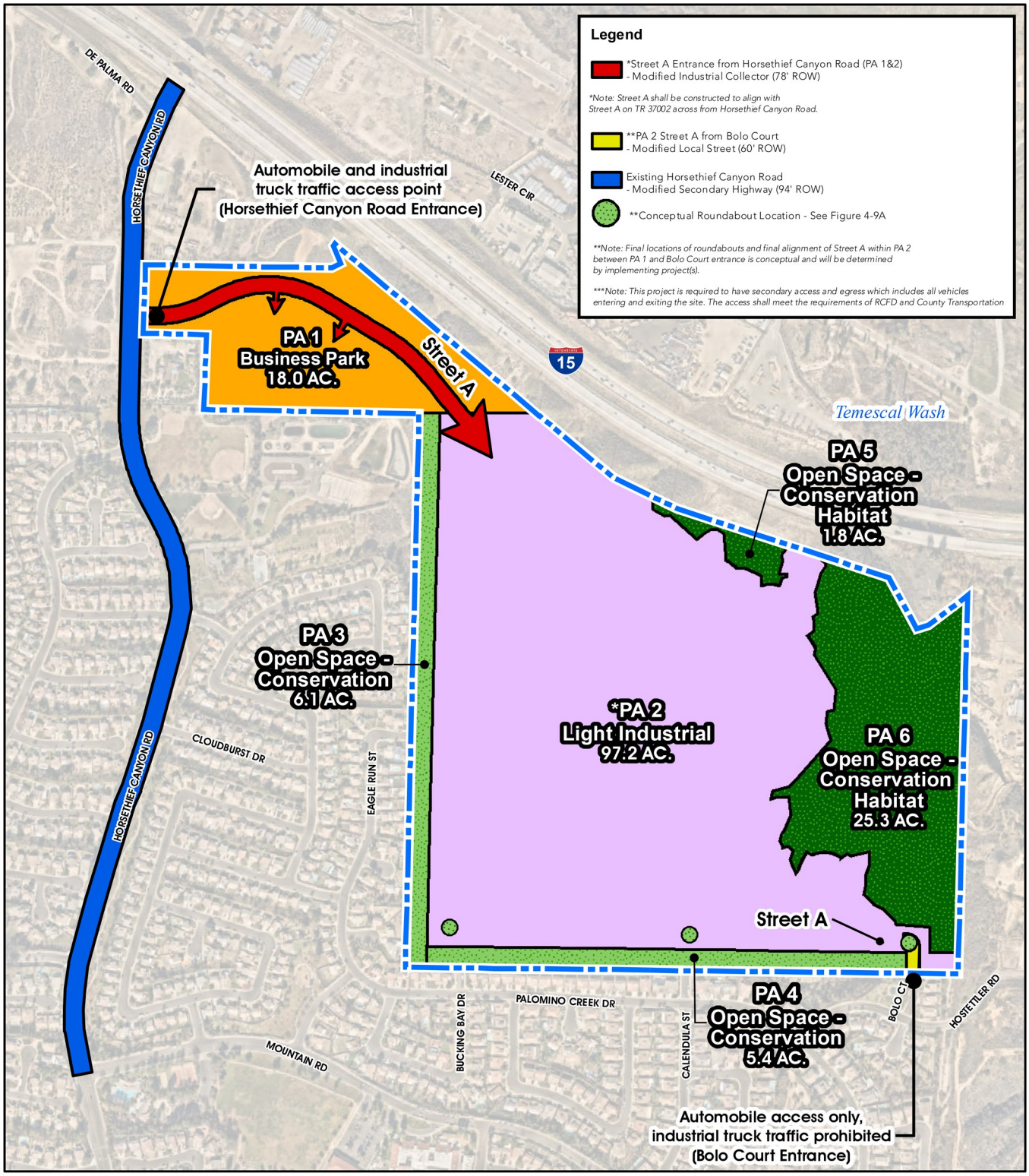
B. Proposed Circulation Plan

Regional access to the Project site would be provided via I-15 from the Lake Street exit located approximately 1.9 miles to the southeast, and from the Indian Truck Trail exit located approximately 2.8 miles to the northwest. Local access to the proposed Project would be provided via existing Horsethief Canyon Road and De Palma Road from the north, and via existing Bolo Court from the south.

Proposed SP 333A1 includes a circulation plan, which is depicted on Figure 3-3, *Proposed Circulation Plan*. Proposed cross-sections are depicted on Figure 3-4, *Roadway Cross-Sections*. As shown, access within the Project site would be provided by proposed Street A. Truck traffic associated with the Project would be restricted to the main entrance into the site from Horsethief Canyon Road, while employee/passenger vehicle traffic would be allowed both at the entrance from Horsethief Canyon Road in the northwestern portion of the Project site, and from Bolo Court in the southeast portion of the Project site. Based on these considerations, two separate cross-sections are proposed for Street A and are described below.

- **Street A Entrance from Horsethief Canyon Road**. This segment of Street A would extend into the Project site from Horsethief Canyon Road and would serve both passenger vehicle and truck traffic. This segment is proposed as a "Modified Industrial Collector" with a total Right-of-Way (ROW) of 81 feet. This portion of Street A would consist of a public roadway and would include 56 feet of travel lanes, an 11-foot parkway along one side of the road with a six-foot-wide curb-adjacent sidewalk, and a 14-foot-wide parkway along the other side of the roadway that includes a curb-separated eight-foot-wide community trail.

- **Street A Entrance from Bolo Court**. This segment of Street A would extend from the northern terminus of Bolo Court and would provide passenger vehicle access into proposed Planning Area 2. This segment is proposed as a "Modified Local Street" with a total ROW of 64 feet. A total of 40 feet of travel lanes are proposed, with a 10-foot landscaped parkway along one side of the roadway that includes a six-foot-wide curb-adjacent sidewalk, and a 14-foot-wide parkway along the other side of the roadway that includes an eight-foot-wide community trail.

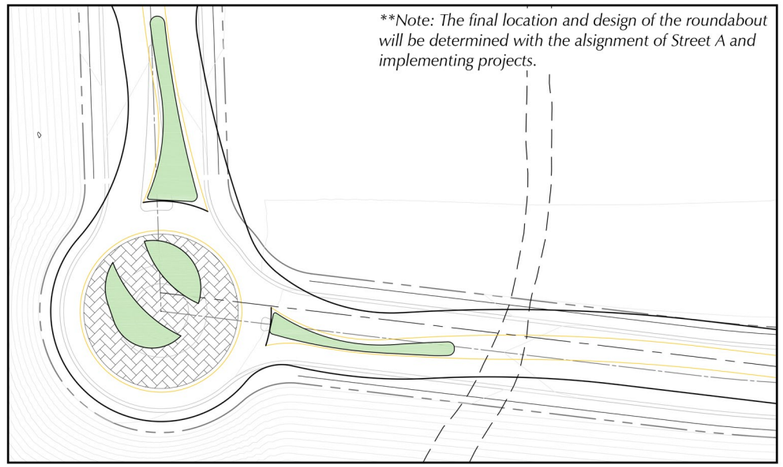


Source(s): ESRI, Nearmap (2022), KWC Engineering (2020)

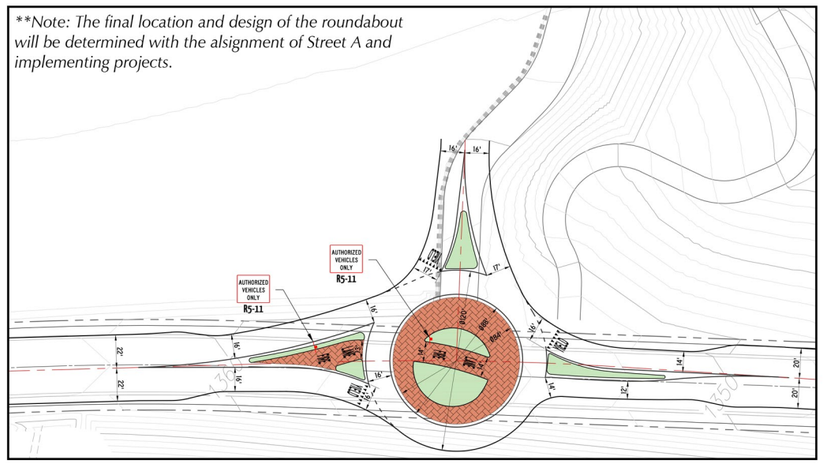
Figure 3-3

0 175 350 700 Feet

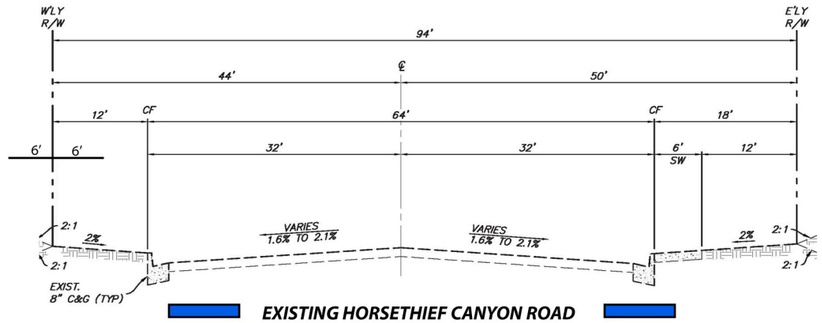
Proposed Circulation Plan



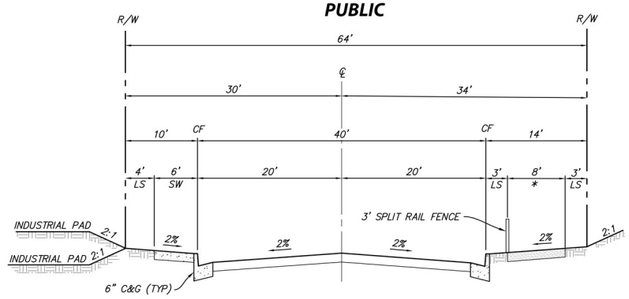
CONCEPTUAL ROUNDABOUT (1 of 2)



CONCEPTUAL ROUNDABOUT (2 of 2)

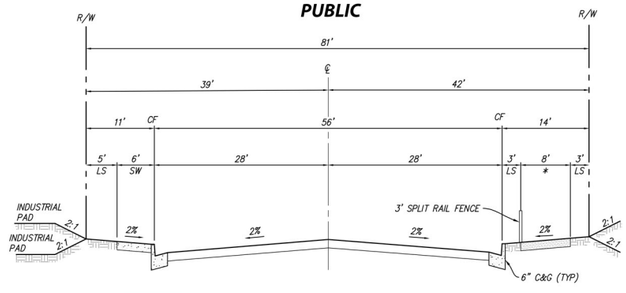


EXISTING HORSETHIEF CANYON ROAD
MODIFIED SECONDARY HIGHWAY (94' ROW)
PUBLIC



***"STREET A" ENTRANCE**
FROM BOLO COURT (WITHIN PA 2)
MODIFIED LOCAL STREET (60' ROW)
PUBLIC

*Note: Community Trail to be provided on opposite side of roadway from Light Industrial (LI) uses within Planning Area 2.



***"STREET A" ENTRANCE FROM**
HORSETHIEF CANYON ROAD (WITHIN PA1 and PA 2)
MODIFIED INDUSTRIAL COLLECTOR (78' ROW)
PUBLIC

Source(s): K&A Engineering (09-22-2020)

Figure 3-4

Not to Scale

Roadway Cross Sections

Horsethief Canyon Road is currently built out to its General Plan standard as a "Modified Secondary Highway," with a total ROW of 94 feet. As such, no improvements to Horsethief Canyon Road are proposed as part of the Project. As shown on Figure 3-4, the existing Horsethief Canyon Road includes 64 feet of travel lanes. A 12-foot-wide landscaped parkway occurs along the west side of the roadway, and includes a six-foot-wide curb-adjacent sidewalk. An 18-foot-wide parkway occurs along the eastern side of the roadway, and also includes a six-foot-wide curb-adjacent sidewalk.

In addition, and as shown on Figure 3-5, *Roundabout Cross-Sections*, a roundabout is proposed in the southern portions of the Project site, which would help ensure that no truck traffic accesses the Project site from Bolo Court to the south. The precise location of the roundabout would be determined in the future with future implementing developments (i.e., plot plans).

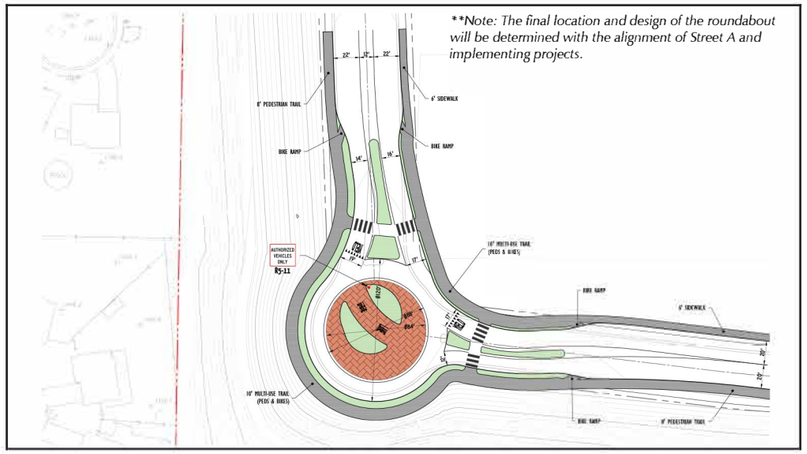
C. Non-Vehicular Circulation

Proposed SP 333A1 is intended to encourage pedestrian and bicycle circulation by employees and visitors between the Light Industrial and Business Park uses. Sidewalks are proposed in the public rights-of-way along Street A, connecting directly to the off-site sidewalk network and trail along Horsethief Canyon Road and sidewalk along Bolo Court. As shown on Figure 3-4, a 6-foot-wide curb-adjacent sidewalk is proposed along Street A, on the opposite side of the roadway from the Business Park and Light Industrial land uses, to allow pedestrians to walk alongside the open space in proposed Planning Areas 3 and 4. Additional pedestrian pathways and bike facilities may be designed for individual building sites at the time buildings are designed and positioned in Planning Areas 1 and 2 as part of future implementing project(s).

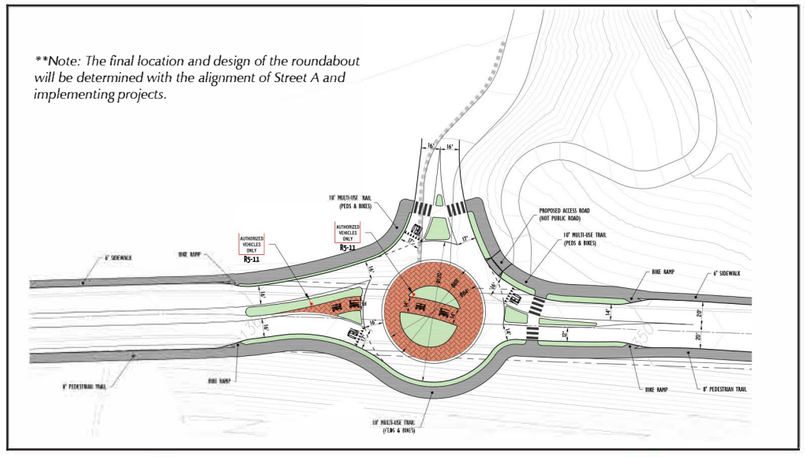
D. Drainage and Water Quality Improvements

The Project site is located within the Temescal Valley area of the Santa Ana River Watershed in the County of Riverside. According to mapping information from the Riverside County Flood Control and Water Conservation District (RCFCWCD), the Project site is not located within any Master Drainage Plan (MDPs), and there are no adopted MDPs in the surrounding area. As shown on Figure 3-6, *Conceptual Drainage and Water Quality Plan*, there are seven (7) existing culverts, along with the Temescal Wash undercrossing, which convey storm flows from the south side of the I-15 Freeway to the north side of the freeway. These existing culverts are owned and maintained by Caltrans. The Project has been designed to detain runoff generated on the Project site such that there would be no increase in developed storm flows as compared to existing drainage conditions. Several detention basins are proposed, and the primary peak flow detention basin would be located upstream of the Street "A" crossing of the existing wash as shown on Figure 3-6. The final locations of drainage and water quality facilities and basins would be determined when buildings are oriented and designed as part of future implementing projects (i.e., tract maps, plot plans, etc.).

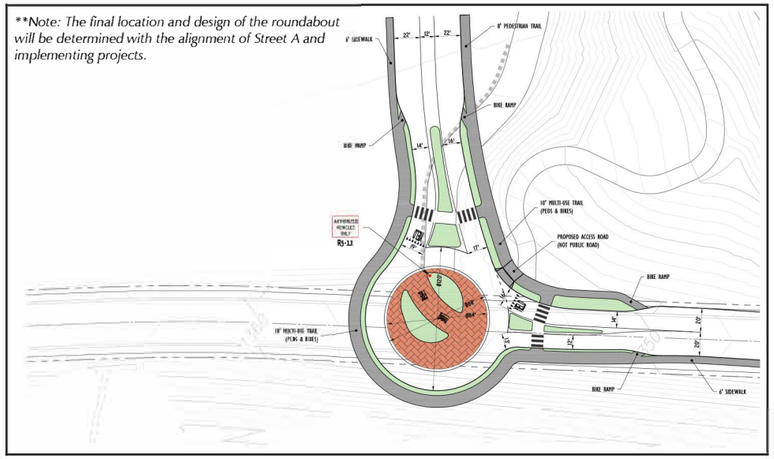
The proposed storm drain system includes the extension of the existing 66-inch Horsethief-Calendula storm drain from its current outlet, which is located approximately 100 feet south of the Project site boundary, to the southern boundary of the Specific Plan and then northerly approximately 450 feet where it would discharge directly into an existing wash. This facility would be maintained by the RCFCWCD. The proposed Primary



CONCEPTUAL ROUNDABOUT (1 of 3)
STREET A ALONG PA 3 & 4



CONCEPTUAL ROUNDABOUT (2 of 3)
STREET A ALONG PA 3 & 4



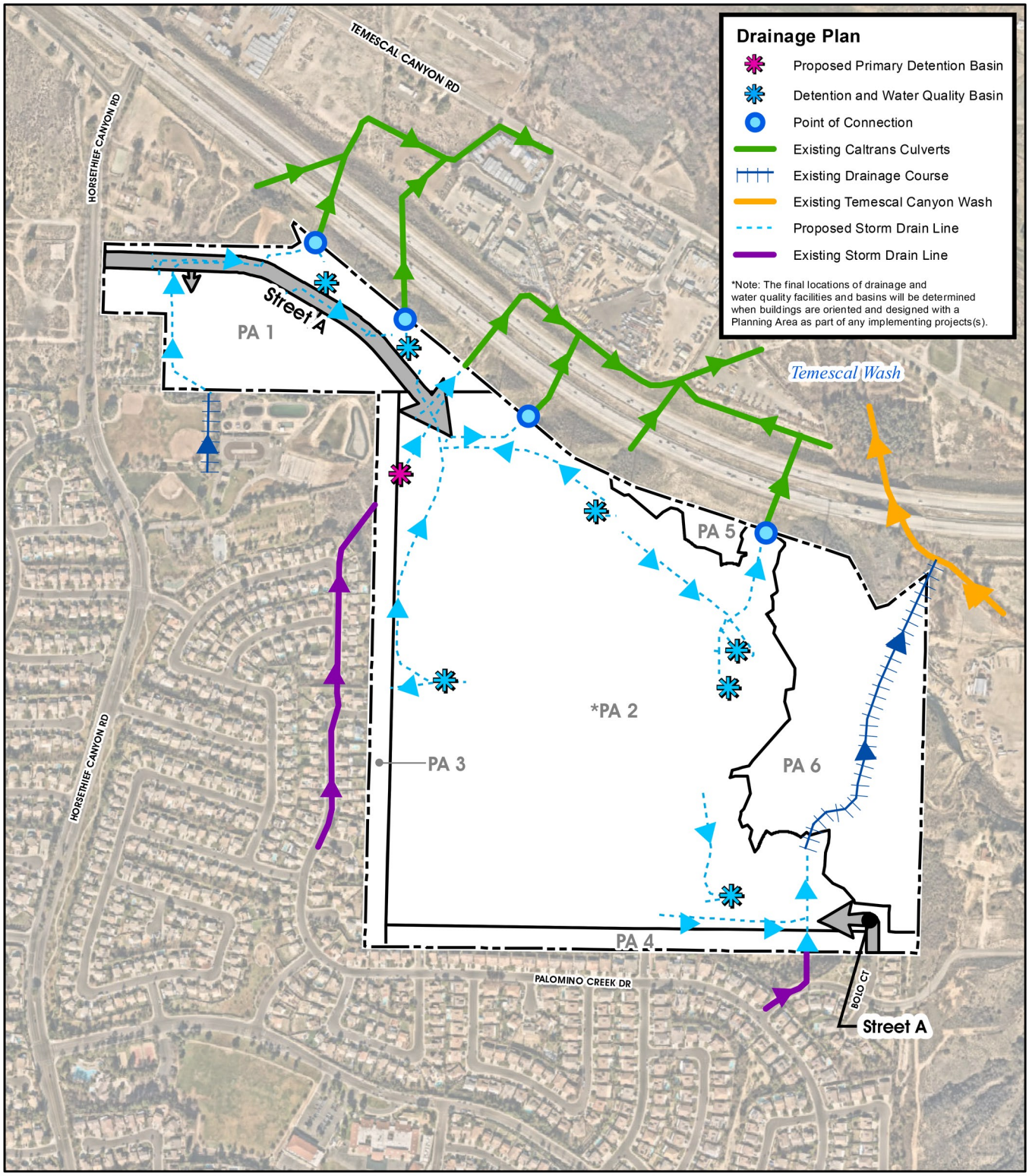
CONCEPTUAL ROUNDABOUT (3 of 3)
STREET A ALONG PA 5 & 6

Source(s): Urban Crossroads (02-09-2022)

Figure 3-5

Not to Scale

Roundabout Cross-Sections



Source(s): ESRI, Nearmap (2022), Dexter Wilson Engineering (2020)

Figure 3-6

Conceptual Drainage and Water Quality Plan

Detention Basin, in the northwest portion of Planning Area 2, would mitigate most of the increased flows from the Project, while detention/water quality basins proposed throughout the remainder of Planning Areas 1 and 2 would mitigate the remainder of the increased flows (refer to Figure 3-6). The Primary Detention Basin and the two outlet storm drains to the Right-of-Way of Street A would be maintained by the Master Property Owners Association (POA). The portion of the Primary Detention Basin outlet pipes within the right of way of Street A would be maintained by the Riverside County Transportation Department (RCTD) with manholes at each end of the two storm drains within the Street A right of way to separate maintenance responsibilities between the County and the POA. That portion of the two outlet drains located downstream of Street A shall be maintained by the POA. The remaining detention/water quality basins throughout Planning Areas 1 and 2 would be maintained by the POA, except for facilities within the Right-of-Way of Street A, which instead would be maintained by RCTD.

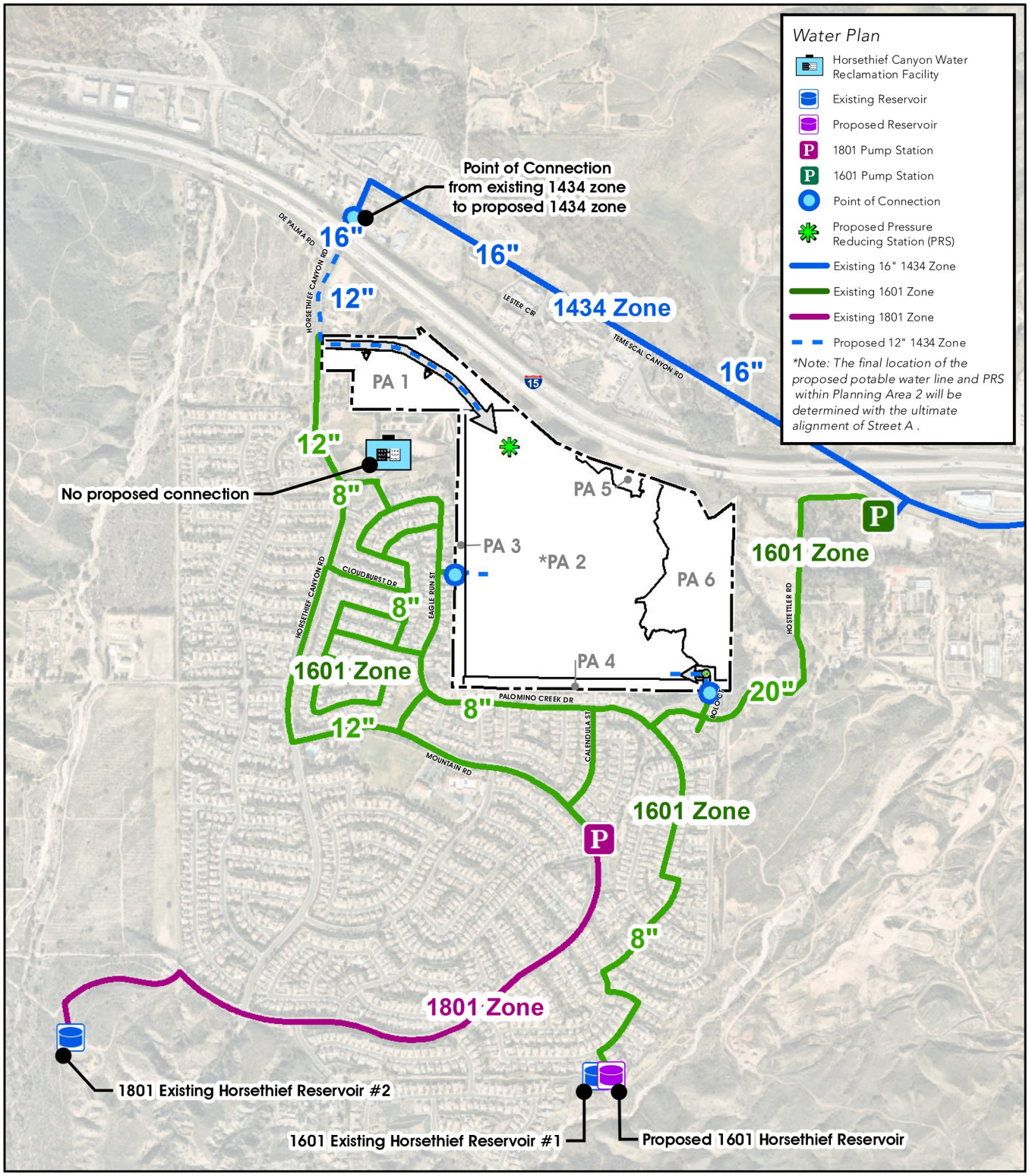
E. Water and Sewer Plans

1. Potable Water Plan

The Elsinore Valley Municipal Water District (EVMWD) would provide potable water service to the proposed Project. Water service would be provided via two (2) EVMWD Pressure Zones. As illustrated on Figure 3-7, *Conceptual Potable Water Plan*, the northern portion of the proposed Project would be served by the 1434 Pressure Zone, while the central and southern portions of the proposed Project would be served by the 1601 Pressure Zone. A Pressure Reducing Station (PRS) is proposed on site as part of the Project. This PRS would serve as a second point of connection for the 1434 Pressure Zone to provide the required redundancy. The alignment of the on-site potable water system, and the location of the Pressure Reducing Station, would be determined by the ultimate alignment of Street A.

Potable water service from the 1434 Pressure Zone would be provided by a proposed off-site 12-inch water line in Horsethief Canyon Road from the Horsethief Canyon Road/Street A' intersection northerly to connect with the existing 16-inch 1434 Zone water line, located immediately north of the I-15 Freeway. The on-site 1434 Pressure Zone System would consist of a proposed 12-inch water line in Street A from Horsethief Canyon Road easterly to the PRS for the 1434/1601 Pressure Zone, the precise location of which would be determined with the ultimate alignment of Street A. The 1434 Pressure Zone has a surplus reservoir storage and no additional water storage would be required to serve the proposed Project.

Potable water service from the 1601 Pressure Zone would be provided by connections to the existing 1601 Pressure Zone system at two (2) locations: one (1) point of connection at Abbeywood Drive at the Project site's western boundary, one (1) point of connection at Bolo Court at the southeastern boundary of the Project site. An on-site looped system is proposed between these points of connections. The precise alignment of the on-site piping system would be determined with the ultimate alignment of Street A as part of future implementing developments (i.e., plot plans, etc.). The on-site 1601 Pressure Zone water system would connect to the 1434 Pressure Zone system at the future PRS location, the precise location of which would be determined with the ultimate alignment of Street A.



Source(s): ESRI, Nearmap (2022), Dexter Wilson Engineering (2020)

Figure 3-7

0 350 700 1,400 Feet

Conceptual Potable Water Plan

Under existing conditions, the reservoir storage for the existing 1601 Pressure Zone is not adequate to serve the proposed Project's water demands. An additional 1601 Pressure Zone reservoir is required within the existing 1601 Horsethief Pressure Zone reservoir site located approximately 0.7-mile to the south to meet existing deficiencies and serve the demands of the proposed Project and surrounding community. Accordingly, as part of the Project, a new 1.162-million-gallon (MG) water tank would be constructed adjacent to the existing 1.2 MG water tank near the southerly terminus of Kachina Court. The proposed water tank would occur on a fully disturbed property and within areas that are planned for development by the adopted SP 333.

2. Recycled Water Plan

Recycled water within the Project area is provided by the Horsethief Canyon Water Reclamation Facility (WRF), located off-site immediately west of the Project site. Under existing conditions, the Horsethief Canyon WRF is operating at capacity and is planned for expansion to meet the needs of the Project and other proposed development in the area.

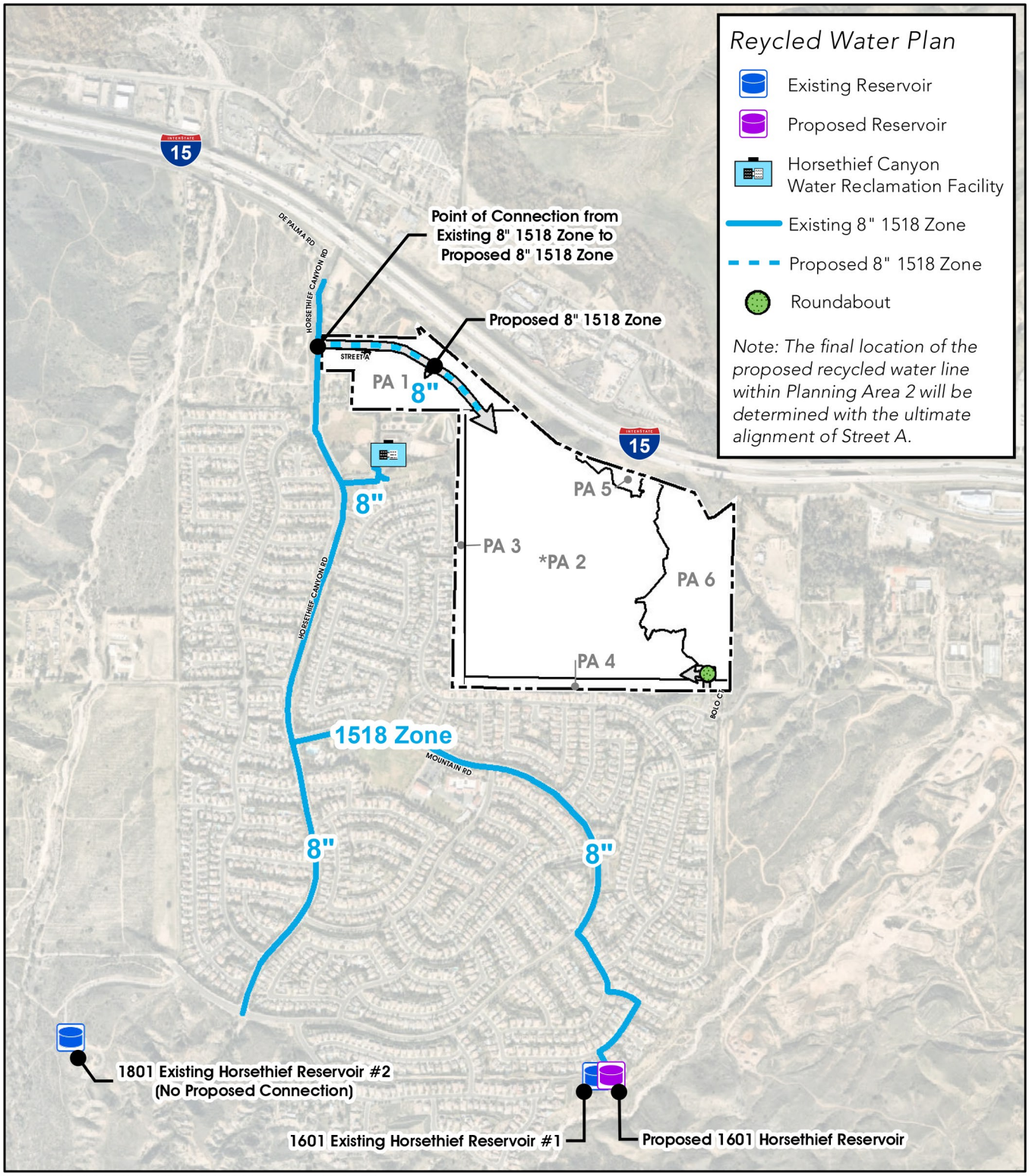
Recycled water from the Horsethief Canyon WRF is pumped to the 1518 Pressure Zone to serve the existing Horsethief Canyon Ranch community. The existing recycled water system includes an 8-inch 1518 Pressure Zone recycled water line in Horsethief Canyon Road along the frontage of the Project site, and runs southeasterly along Mountain Road to connect the existing Horsethief 1601 Pressure Zone reservoir (located approximately 0.7-mile south of the Specific Plan). The 1518 Pressure Zone in the area does not connect to the 1801 Pressure Zone Reservoir.

As illustrated on Figure 3-8, *Conceptual Recycled Water Plan*, the Project's proposed recycled water system would include an 8-inch 1518 Pressure Zone Water Line within Street A, and a point of connection to the existing 8-inch 1518 Pressure Zone recycled water line within Horsethief Canyon Road. The alignment of the on-site recycled water system would be determined by the ultimate alignment of Street 'A' during implementing project(s).

The final alignment and endpoint of the proposed 8-inch Recycled Water line within proposed Planning Area 2 of SP 333A1 would be determined by the locations of landscape connections and meters of implementing project(s). The 1518 Pressure Zone is capable of supplying recycled water to the irrigation point of connection, but private pumps downstream of the irrigation meter may be required to provide suitable pressure for the landscape irrigation design. The private pumps for the 1518 Pressure Zone would provide a static pressure of approximately 60 psi at the anticipated point of connection elevation and elevations slope up from there to the Specific Plan's southern boundary.

3. Sewer Plan

Wastewater treatment services in the Project area is provided by the EVMWD. All wastewater generated from the proposed Project would be conveyed to the Horsethief Canyon WRF for treatment and disposal, located off-site immediately to the west of the Project site. Under existing conditions, the Horsethief Canyon WRF is operating at, or near, its design capacity and plans are currently underway by EVWMD to expand the capacity of the Horsethief WRF to serve the surrounding area, including future development on the Project site.



Source(s): ESRI, Nearmap (2022), Dexter Wilson Engineering (2020)

Figure 3-8

Conceptual Recycled Water Plan

Two options for providing sewer service to the Project site are proposed as part of the Project. As illustrated on Figure 3-9, *Conceptual Sewer Plan*, the "primary" sewer plan for the Project proposes to convey sewer flows within the Project site through a proposed 8-inch gravity sewer line within Street A. A sewer lift station is proposed at the southeastern corner of the Horsethief Canyon Road and Street A intersection to lift these flows to a proposed 6-inch sewer force main in Horsethief Canyon Road, which would then flow southerly to discharge into the existing gravity sewer system and Horsethief Canyon WRF. The existing sewer lift station within the Horsethief Canyon Park would be abandoned and replaced with the Project's proposed on-site sewer lift station. The final location of the gravity sewer line within proposed Planning Area 2 of SP 333A1 would be determined by the ultimate alignment of Street A as part of future implementing developments (i.e., plot plans, etc.).

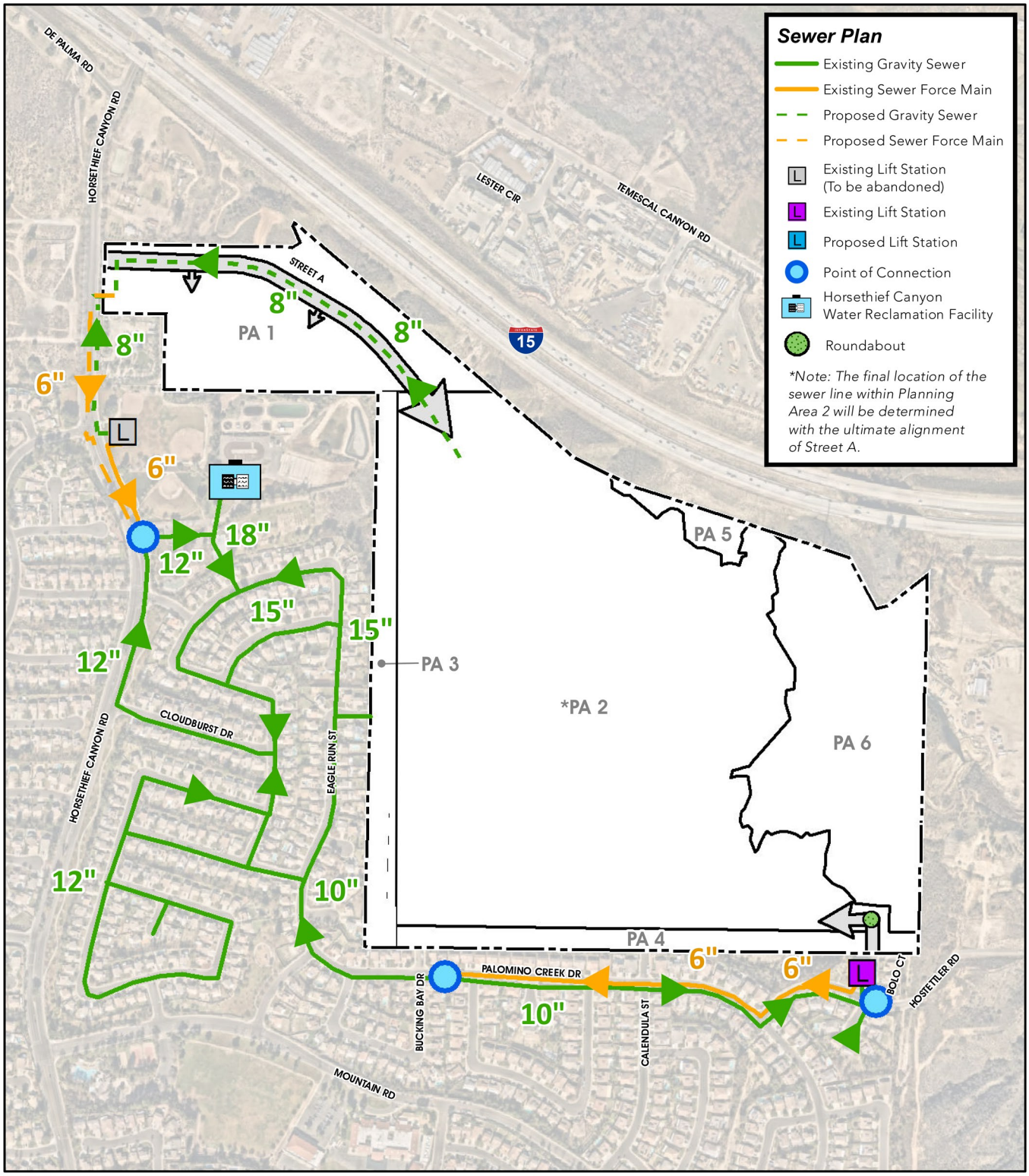
Depending on the timing of future implementing developments within proposed SP 333A1, and other planned developments in the area, a potential regional sewer lift station may be required approximately 0.5-mile northwest of the Project site, located west of the Horsethief Canyon Ranch Specific Plan (Specific Plan No. 152) boundary and south of De Palma Road. In the case that the potential regional sewer lift station is constructed and operational prior to development of the proposed Project, then the on-site proposed sewer lift station located at the southeastern corner of the Street 'A' and Horsethief Canyon Road intersection would not be required, and an on-site and off-site gravity sewer system would be constructed to discharge the Project's sewage flows into the potential regional sewer lift station.

As illustrated on Figure 3-10, *Conceptual Sewer Plan (Alternative)*, as part of the alternative sewer plan gravity sewer lines ranging from 8 inches to 12 inches are proposed within Street 'A' to provide a sewer system from Bolo Court to Horsethief Canyon Road. The on-site sewer would convey flows northwesterly towards the off-site 12-inch gravity sewer line in Horsethief Canyon Road and the off-site 15-inch gravity sewer line in De Palma Road, and then would flow northwesterly in De Palma Road towards the potential regional lift station approximately 0.5-mile away from the Project site. Flows from the potential regional lift station would be lifted southeasterly in De Palma Road and then southerly in Horsethief Canyon Road to the existing Horsethief WRF.

F. Grading Plan

Development of the Project would involve constructing graded building pads for future proposed buildings within proposed Planning Areas 1 and 2 of SP 333A1, along with the construction of Street A, a peak flow mitigation basin, and water quality basins. Retaining/geo-grid walls are anticipated to be used across the site and these walls may range in height from 0 to 30 feet, and in some instances may exceed 50 feet in height. All walls would be designed and constructed in accordance with the California Building Code and the standards and requirements of the County of Riverside.

Figure 3-11, *Conceptual Grading Plan*, provides a conceptual illustration of one potential grading scenario for the creation of building pads and for the alignment for Street A to provide access to the proposed light industrial and business park land uses. The final grading would be determined in conjunction with future implementing projects (i.e., plot plans, etc.). While Figure 3-11 depicts one possible grading scenario for the Project, the

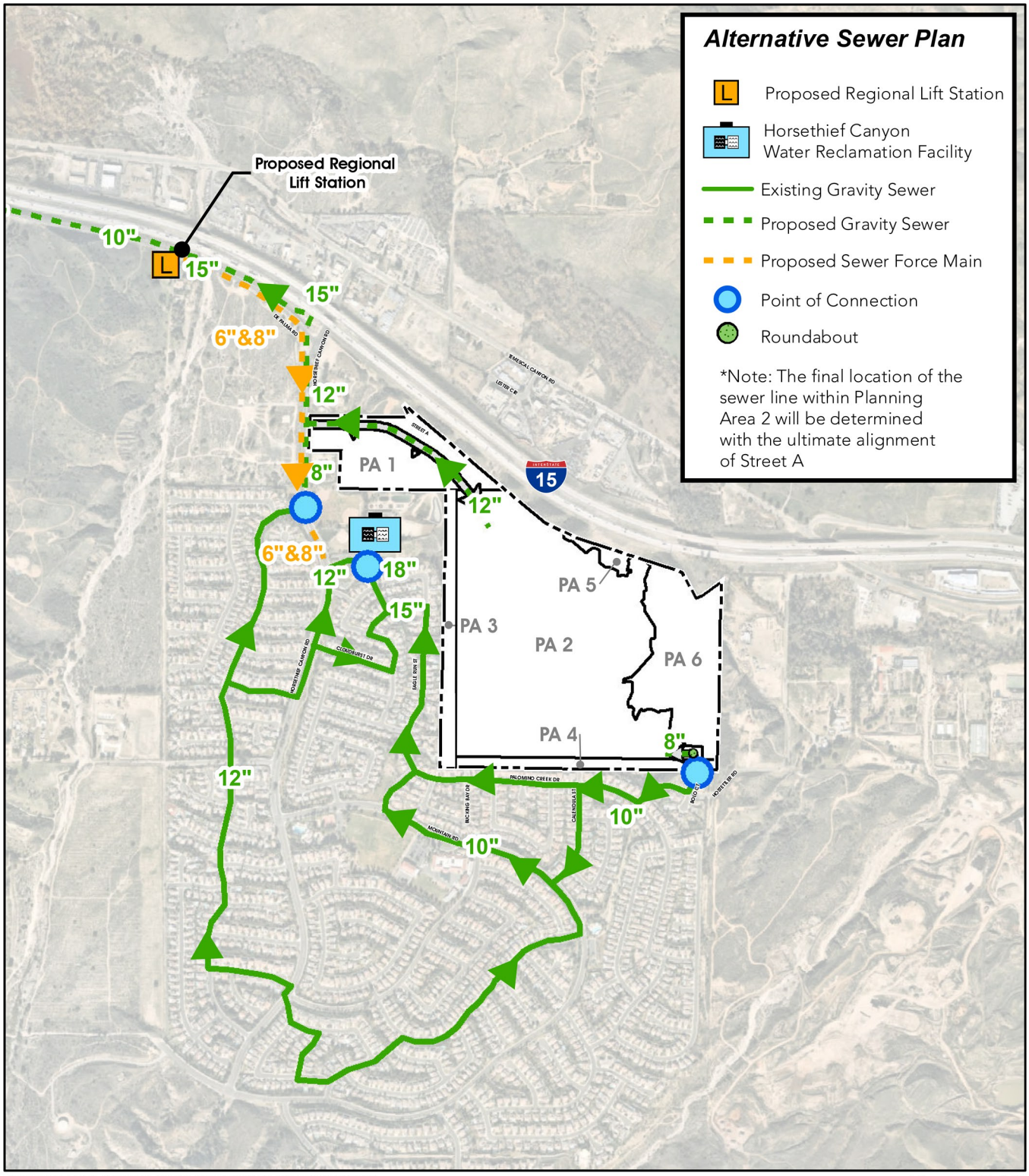


Source(s): ESRI, Nearmap (2022), Dexter Wilson Engineering (2020)

Figure 3-9

0 175 350 700 Feet

Conceptual Sewer Plan

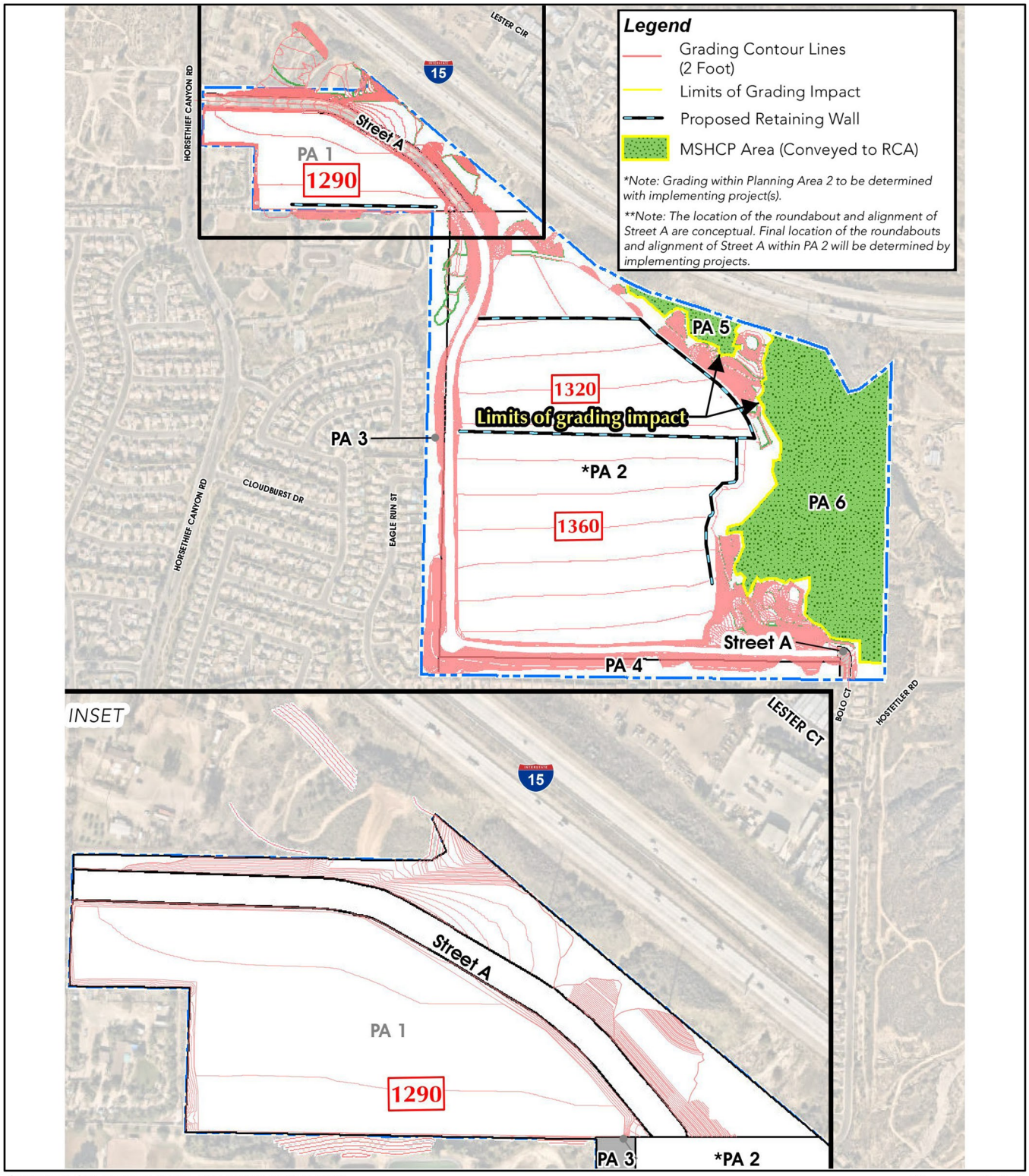


Source(s): ESRI, Nearmap (2022), Dexter Wilson Engineering (2020)

Figure 3-10

0 350 700 1,400 Feet

Conceptual Sewer Plan (Alternative)



Source(s): ESRI, Nearmap (2021), K&A Engineering (09-2020)

Figure 3-11

Not to Scale

Conceptual Grading Plan

estimated cut for this particular concept is approximately 1.8 million cubic yards with an additional estimated 500,000 cubic yards of remedial grading. It is anticipated that the Project's grading concept would result in balanced earthwork on-site without no need to export excess materials or to import materials from off-site areas.

Approximately 27.1 acres of open space land uses are located within proposed Planning Areas 5 and 6 of proposed SP 333A1. Pursuant to the Western Riverside County MSHCP, this area concentrated along the eastern and northeastern portions of the Specific Plan would be conveyed to the RCA as part of the MSHCP Reserve in order to maintain the on-site habitat in its natural condition. No grading or construction would be permitted within Planning Areas 5 and 6.

G. Proposed Renaissance Ranch Specific Plan Design Guidelines

Proposed SP 333A1 also includes Design Guidelines related to architecture, lighting, energy efficiency, signage, and landscape/hardscape design. The Design Guidelines are intended to allow for flexibility for future implementing developments while providing standards to help ensure the site is developed in a manner consistent with the development quality, character, and theme as described by SP 333A1. Future implementing developments would be reviewed by the County for compliance with the Design Guidelines section of SP 333A1. Refer to Chapter 4 of proposed SP 333A1 for the specific design standards that would apply to future development.

3.6 Project Construction and Operational Characteristics

3.6.1 Construction Details

A. Proposed Physical Disturbance

For purposes of analysis throughout this EIR, it is assumed that implementation of the Project would result in physical disturbance to all portions of the Project site that are planned for development with "Light Industrial (LI)" and "Business Park (BP)" land uses by proposed SP 333A1. The Project also would result in full disturbance to areas proposed to be designated for "Open Space – Conservation (OS-C)" within proposed Planning Areas 3 and 4 of proposed SP 333A1. No grading or disturbances are proposed within proposed Planning Areas 5 and 6 of SP 333A1, which are proposed to be designated for "Open Space – Conservation Habitat (OS-CH)" land uses. In addition, and as previously depicted on Figure 3-11, limited areas of off-site grading would be required to the north and south of proposed Planning Area 1 of SP 333A1 to allow for future grading of development pads on site and to facilitate site drainage.

Areas planned for physical disturbances off-site would be limited to improvements associated with the Project's proposed water and sewer improvements, as previously depicted on Figure 3-6 through Figure 3-9 and as described above in subsection 3.5.3.0. These improvements include the construction of a 12-inch water line within Horsethief Canyon Road between the northwest corner of the Project site to the existing point of connection located north of I-15, and the construction of a 1.162 MG water tank near the southerly terminus of Kachina Court.

In addition, and as previously depicted on Figure 3-9, under the primary sewer plan, an 8-inch sewer line and 6-inch force main are proposed within the alignment of Horsethief Canyon Road between the northwest corner of the Project site and the existing point of connection located near the intersection with Shotgun Trail Road. Under the primary sewer plan, a lift station is proposed within the northwestern corner of Horsethief Canyon Park. As previously depicted on Figure 3-10, under the alternative sewer plan, a regional lift station would be constructed approximately 0.4-mile northwest of the Project site, along the southern alignment of De Palma Road and I-15. Under the alternative sewer plan, sewer mains ranging from 8 to 15 inches in diameter are proposed within Horsethief Canyon Road between Colt Drive and De Palma Road, and within De Palma Road between Horsethief Canyon Road and the proposed regional lift station. A force main ranging from 6 to 8 inches in diameter is proposed under the alternative sewer plan within De Palma Road and Horsethief Canyon Road between the proposed regional lift station and the existing Horsethief WRF.

B. Timing of Construction Activities

For purposes of analysis throughout this EIR, it is assumed that construction activities would commence as early as summer 2021, and would be completed by 2025. Although it is likely that construction activities would not commence as early as summer 2021, the assumption that construction activities would commence as early as summer 2021 provides a "worst case" assessment of potential construction-related impacts since air quality emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.[1] Although it is anticipated that the Project would be phased, no phasing plan is currently proposed. Buildout of the Project would occur based on market conditions at the time of implementation.

3.6.2 Operational Characteristics

At the time this EIR was prepared, the future tenants of future buildings on site were unknown. For purposes of evaluation in this EIR, the Project is assumed to be operational 24 hours per day, seven days per week, with exterior loading and parking areas illuminated at night. Lighting would be subject to compliance with County of Riverside Ordinance Nos. 655 and 915. Ordinance No. 655 would require the use of low-pressure sodium lamps and the shielding of all nonexempt outdoor lighting fixtures. Ordinance No. 915 requires that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the Project boundaries or onto the public right-of-way.

A. Employment

Because the users of the Project's buildings are not yet known, the number of jobs that the Project would generate cannot be precisely determined. Appendix E-1 to the Riverside County General Plan provides an estimate of the number of employees typically associated with various proposed land use types. However, it should be noted that the employment factors specified in Appendix E-1 do not account for the increasing automation of the industrial sector. As noted by the Southern California Association of Governments (SCAG)

[1] As shown in the CalEEMod User's Guide Version 2016.3.2, Section 4.3 "OFFROAD Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

in the draft 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy ("Connect SoCal"), "[w]arehouses are increasingly integrating automation to improve operational efficiencies in responding to the dramatic surge in direct-to-consumer e-commerce. Additionally, continued developments and demonstrations of automated truck technologies will alter the goods movement environment with far-reaching impacts ranging from employment to highway safety." SCAG further notes that "as automation is adopted more holistically throughout supply chains, the region faces serious challenges for those whose jobs may be changed or eliminated as a result." (SCAG, 2020, Goods Movement Appendix, p. 2) Notwithstanding, Table 3-2, *Estimated Employment*, provides a conservative estimate of the number of employees anticipated with the Project, based on the rates identified in Appendix E-1 to the County's General Plan. As shown, buildout of the Project is estimated to result in up to 2,436 employees. While it is acknowledged that the number of jobs that would be created by the Project may be less than shown in Table 3-2 due to automation within the industry, the Project nonetheless would result in the creation of a substantial number of jobs that would serve to assist Riverside County in improving its jobs-housing balance. (Riverside County, 2021a, Appendix E-1, Table E-5)

Table 3-2 Estimated Employment

Land Use Designation	Building Area	Building Area Per Employee	Estimated Employees
Business Park/Light Industrial	2,509,056 s.f.	1,030 s.f.	2,436
Totals:	**2,509,056 s.f.**	**--**	**2,436**

(Riverside County, 2021a, Appendix E-2, Table E-5)

B. Traffic

Based on the land use assumptions previously presented in Table 3-1, the Project is anticipated to generate approximately 5,422 vehicular trips per day (actual vehicles), including 449 trips during the a.m. peak hour and 514 trips during the p.m. peak hour. A total of 1,044 truck trips (actual vehicles) are anticipated to be generated by the Project. In addition, in terms of Passenger Car Equivalents (PCEs)[2], the Project would generate 6,974 vehicle trips per day, including 548 trips during the a.m. peak hour and 608 trips during the p.m. peak hour. In terms of PCEs, the Project would generate approximately 2,596 daily trips associated with trucks. Refer to the Project's Traffic Analysis (EIR *Technical Appendix L2*) for a discussion of trip generation, trip distribution, and trip assignment associated with Project traffic. (Urban Crossroads, 2022a, Tables 4-2 and 4-3) In addition, there is a potential that the Project's southern access from Bolo Court may be restricted to emergency access only. In such a case, 100% of the Project's passenger vehicle traffic would utilize Street A to access Horsethief Canyon Road. Refer to the Project's Focused Traffic Analysis (EIR *Technical Appendix L4*) for a discussion of trip distribution and assignment in the event that no passenger vehicle access is allowed via Bolo Court. (Urban Crossroads, 2022b)

[2] PCEs allow the typical "real-world" mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses.

C. *Water Demand*

Based on information provided in the Project's Water Supply Assessment ("WSA"; *Technical Appendix M*), and as summarized in Table 3-3, Project Water Demands, the proposed Project is anticipated to generate a demand for approximately 109,080 gallons per day (gpd), or approximately 122 acre-feet per year (AFY). (EVMWD, 2021b, pp. ES-1 and ES-2)

Table 3-3 Project Water Demands

LAND USE DESIGNATION	ACRES	2016 WATER MASTER PLAN WATER DUTY FACTOR (GPD/ACRE)	EXPECTED AVERAGE DAY DEMAND (GPD)	ANNUAL AVERAGE DEMAND (AFY)
Business Park	18.0	1,200	21,600	24
Light Industrial	97.2	900	87,480	98
DEVELOPMENT TOTAL	**115.2**		**109,080**	**122**

(EVMWD, 2021b, Table ES-1)

D. *Wastewater Generation*

Based on Table 5.5-AF, *Cumulative Effect on Theoretical Wastewater Treatment Demand*, of the EIR prepared for Riverside County General Plan Amendment No. 960 (herein, EIR No. 521), Table 3-4, *Estimated Wastewater Generation*, provides an estimate of the amount of wastewater that would be generated by the Project. As shown, the Project is anticipated to generate approximately 172,800 gallons per day (gpd) of wastewater requiring treatment. (Riverside County, 2021a, Table 5.5-AF)

Table 3-4 Estimated Wastewater Generation

Land Use	Acreage	Wastewater Generation Factors	Total Wastewater Generation
Business Park	18.0 acres	1,500 gpd/acre	27,000 gpd
Light Industrial	97.2 acers	1,500 gpd/acre	145,800 gpd
Totals	**115.2 acres**	**--**	**172,800 gpd**

(Riverside County, 2021a, Table 5.5-AF)

3.7 SUMMARY OF REQUESTED ACTIONS

The County of Riverside has primary approval responsibility for the proposed Project. As such, the County serves as the Lead Agency for this EIR pursuant to State CEQA Guidelines § 15050. The role of the Lead Agency was previously described in detail in Section 1.0 of this EIR. As part of the approval process for the proposed Project, the County's Planning Commission will hold a public hearing to consider the Program EIR, the Project's General Plan Amendment (GPA 200004), Amendment No. 1 to Specific Plan No. 333 (SP 333A1), and Change of Zone (CZ 2000016). The Planning Commission will make advisory recommendations to the Board of Supervisors on whether to approve, approve with changes, or deny GPA 200004, SP 333A1,

and CZ 2000016, and whether to certify this Program EIR. A public hearing would then be held before the Board of Supervisors, which will consider the information contained in the Project's EIR and the EIR's Administrative Record in its decision-making processes and will approve, approve with changes, or deny proposed GPA 200004, SP 333A1, and CZ 2000016.

3.8 Related Environmental Review and Consultation Requirements

Subsequent to approval of GPA 200004, SP 333A1, and CZ 2000016, additional discretionary applications would be required to implement the Project. Specifically, Tentative Tract Maps (TTMs) would be required to subdivide the 157.1-acre Project site in a manner that corresponds to the planning area boundaries proposed as part of SP 333A1 and/or to subdivide individual planning areas for ownership purposes. Additionally, Plot Plans would be required for development within the Light Industrial and Business Park portions of the Project, while Conditional Use Permits (CUPs) also may be required for certain types of uses. Riverside County would review future applications for TTMs, Plot Plans, and CUPs for consistency with the General Plan, EAP, SP 333A1, and the adopted zoning ordinance for the site. Additionally, the County would be required to conduct additional CEQA review for the future implementing TTMs, plot plans, and/or CUPs, and would evaluate whether the implementing discretionary action(s) meet the conditions of State CEQA Guidelines §§ 15162 and 15163 requiring preparation of a Subsequent or Supplemental EIR. If the implementing discretionary action(s) do not meet the conditions of State CEQA Guidelines §§ 15162 or 15163, then an Addendum to this Program EIR may be prepared in accordance with State CEQA Guidelines § 15164.

Following approval of implementing discretionary actions, ministerial actions also would be necessary to implement the proposed Project. These include, but are not limited to, grading permits, building permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and State and federal resource agency permits. Table 3-5, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This EIR covers all federal, State, and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-5, or not [State CEQA Guidelines §15124(d)].

Table 3-5 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
County of Riverside	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	• Provide recommendations to the Riverside County Board of Supervisors whether to approve Amendment No. 1 to the Renaissance Ranch Specific Plan No. 333, General Plan Amendment No. 200004, and Change of Zone No. 2000016. • Provide recommendations to the Riverside County Board of Supervisors regarding certification of this Program EIR.
Riverside County Board of Supervisors	• Approve, conditionally approve, or deny Amendment No. 1 to the Renaissance Ranch Specific Plan No. 333. • Approve or deny General Plan Amendment No. 200004. • Approve or deny Change of Zone No. 2000016. • Reject or certify this Program EIR along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	• Approve implementing Tentative Tract Maps. • Approve implementing Plot Plans. • Approve implementing Conditional Use Permits. • Record Final Maps. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	• Compliance with National Pollutant Discharge Elimination System (NPDES) Permit. Waste Discharge Requirements • Issuance of a Construction Activity General Construction Permit • Issuance of a revised/amended Section 401 Permit pursuant to the Clean Water Act (revisions limited to updated description of the proposed Project)
U.S. Army Corps of Engineers	• Issuance of revised/amended Section 404 Permit (revisions limited to updated description of the proposed Project)
California Department of Fish and Wildlife	• Issuance of revised/amended Section 1602 Streambed Alteration Agreement (revisions limited to updated description of the proposed Project)
Riverside County Flood Control and Water Conservation District (RCFCWCD)	• Approval of proposed drainage infrastructure
South Coast Air Quality Management District (SCAQMD)	• Permits and approvals associated with operation of stationary equipment, if proposed.
Elsinore Valley Municipal Water District (EVMWD)	• Approval of proposed water and sewer connections and improvements.

4.0 Environmental Analysis

4.0.1 Summary of EIR Scope

In accordance with State CEQA Guidelines §§ 15126-15126.4, this EIR Section 4.0, *Environmental Analysis*, provides analyses of potential direct, indirect, and cumulatively-considerable impacts that could occur from planning, constructing, and operating the proposed Project.

In compliance with the procedural requirements of CEQA, a Notice of Preparation (NOP) was prepared and distributed for public review, in accordance with State CEQA Guidelines § 15082 of the State CEQA Guidelines. An Initial Study was not prepared for the Project, and as such the NOP indicated that the required EIR will evaluate all of the topics listed in Appendix G to the State CEQA Guidelines, as implemented by Riverside County and the County's standard Environmental Assessment (EA) Form. Public comment on the scope consisted of written comments received by the Riverside County in response to the NOP issued for this Program EIR. A publicly-noticed Scoping Session also was held as part of a Riverside County Planning Director's Hearing on April 5, 2021 at the County of Riverside Administrative Building (4080 Lemon Street, Riverside, CA 92501). During the Scoping Session, there was only one commenter who expressed concerns regarding the proposed Project and its potential impacts to land use compatibility, aesthetics, transportation/traffic, property values, noise, and water rights. Pursuant to Appendix G to the State CEQA Guidelines and the County's standard EA form, and in light of comments received during the NOP public review period and at the Project's Scoping Session, this Program EIR evaluates 21 primary environmental subject areas, as listed below. Each Subsection evaluates several specific subject matters related to the general topic of the Subsection. The title of each Subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein.

4.1	Aesthetics	4.12	Mineral Resources
4.2	Agriculture and Forestry Resources	4.13	Noise
4.3	Air Quality	4.14	Paleontological Resources
4.4	Biological Resources	4.15	Population and Housing
4.5	Cultural Resources	4.16	Public Services
4.6	Energy	4.17	Recreation
4.7	Geology and Soils	4.18	Transportation
4.8	Greenhouse Gas Emissions	4.19	Tribal Cultural Resources
4.9	Hazards and Hazardous Materials	4.20	Utilities and Service Systems
4.10	Hydrology and Water Quality	4.21	Wildfire
4.11	Land Use and Planning		

4.0.2 Scope of Cumulative Effects Analysis

CEQA requires that an EIR contain an assessment of the cumulative impacts that may be associated with a proposed project. As noted in State CEQA Guidelines § 15130(a), "an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable." "[A] cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together

with other projects creating related impacts" (State CEQA Guidelines §15130(a)(1)). As defined in State CEQA Guidelines § 15355:

> *'Cumulative Impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.*
>
> *(a) The individual effects may be changes resulting from a single project or a number of separate projects.*
>
> *(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

State CEQA Guidelines § 15130(b) describes two acceptable methods for identifying a study area for purposes of conducting a cumulative impact analysis. These two approaches include: 1) a list of past, present, and probable future projects producing related or cumulative impacts, including if necessary, those projects outside the control of the agency ['the list of projects approach'], or 2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact ('the summary of projections approach')."

As a Program EIR, the analysis herein primarily relies upon the summary of projections approach because implementation of the proposed Project would require subsequent discretionary approvals from Riverside County (e.g., tentative tract maps, plot plans, etc.), and it is not possible to identify a list of cumulative developments that may be proposed in the future when implementing discretionary applications are filed with Riverside County. As such, the analysis herein considers impacts that would result from Project buildout on the existing (2021) environment, as well as long-term cumulatively-considerable impacts that may result from buildout of the Riverside County General Plan and the local general plans of cities within the Project vicinity.

Notwithstanding, and in order to provide a comprehensive analysis of potential near-term cumulatively-considerable impacts, the analyses of cumulatively-considerable traffic, air quality, greenhouse gas, and noise impacts are based on existing traffic conditions plus ambient growth and the manual addition of traffic from past, present, and reasonably foreseeable projects and includes approved and pending development projects in proximity to the Project site that would contribute traffic to the same transportation facilities as the Project, as well as large, traffic-intensive projects farther from the Project site that have the potential to affect regional transportation facilities. This methodology recognizes development projects that have the potential to contribute measurable traffic to the same intersections, roadway segments, and/or State highway system facilities as the proposed Project and have the potential to be made fully operational in the foreseeable future. As shown on Table 4.0-1, *Cumulative Development Land Use Summary*, and as depicted on Figure 4.0-1, *Cumulative Development Projects Location Map*, the near-term cumulative impact analysis of traffic impacts, as well as the near-term cumulative impact analysis of air quality, greenhouse gases, and noise, includes 34 other past, present, and reasonably foreseeable projects within this study area in addition to ambient growth.

Table 4.0-1 Cumulative Development Land Use Summary

#	Name	Land Use	Intensity	
		County of Riverside		
1	CUP03481	Shopping Center	480.000	TSF
2	PP25776	Church	73.600	TSF
		Private School	216	STU
		Pre-School	96	STU
3	TTM No. 36316	Single Family Residential	87	DU
	TTM No. 36317	Single Family Residential	194	DU
		Passive Park	14.5	AC
		Passive Park	3.9	AC
4	Specific Plan No. 00374 (TTM No. 34476)[2]	Fast Food w/ Drive Thru	3.500	TSF
		Business Park	476.150	TSF
		High Turnover Restaurant	13.460	TSF
		Daycare Center	10.000	TSF
		Hotel	320	ROOMS
		Shopping Center	117.740	TSF
		General Office	103.300	TSF
		Mini-Warehouse	381	UNITS
5	TR 35249	SFDR	53	DU
6	Temescal Canyon	SFDR	93	DU
7	Specific Plan No. 00353 (Serrano Specific Plan)[3]	Light Industrial	6,600.994	TSF
		Shopping Center	172.150	TSF
8	TR30760	Single Family Residential	285	DU
	TR31818	Single Family Residential	311	DU
		Community Park	11.65	AC
	TR31908	Single Family Residential	261	DU
9	TR33688	Single Family Residential	49	DU
10	PP 25397	Manufacturing	60.300	TSF
11	PM 30626	Business Park	8.7	AC
12	PP22355	Fast Food w/ Drive Thru	2.500	TSF
		Retail	30.214	TSF
13	PP22762	General Office	93.924	TSF
14	PP25719	General Light Industrial	84.892	TSF
15	Specific Plan No. 00327 (Toscana Phase I and Phase III)	SFDR	917	DU
		Active Park	8.1	AC
16	SMP 139R1 (CUP 03679)	Surface Mining	2.0	MTPY
17	Arantine Hills Specific Plan	Single Family Residential	549	DU
		Multi-Family Residential	1,072	DU
		Passive Park	4.0	AC
		Active Park	11.0	AC
		General Office	59.000	TSF
		Business Park	230.900	TSF
		Specialty Retail	59.000	TSF
		Shopping Center	396.400	TSF
18	Dos Lagos Specific Plan	Apartments (PA 1)	450	DU
19	CUP 12-004	Hotel	120	RM

Table 4.0-1 Cumulative Development Land Use Summary (Cont'd)

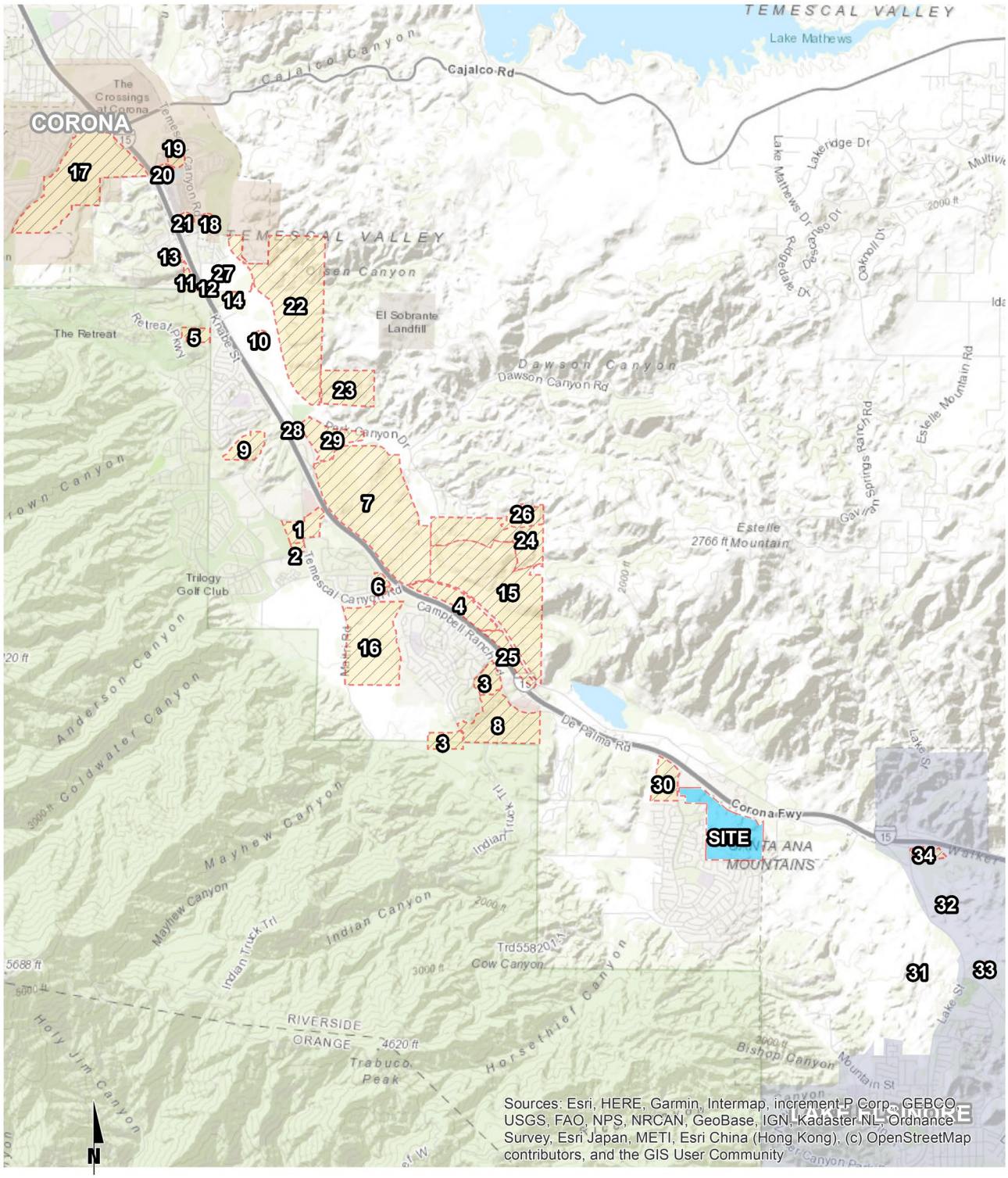
#	Name	Land Use	Intensity	
20	CUP 12-005	Apartments	125	DU
21	DPR 13-003	Apartments	354	DU
22	Olsen Canyon	Surface Mining	2.0	MTPY
23	PP24226 (Leinen Business Park)	Manufacturing	135.421	TSF
24	Toscana Phase 2	Single Family Residential	501	DU
		Active Park	5.0	AC
		Passive Park	0.9	AC
25	CUP 3712 (Phase 1 + Phase 2)	Gas Station w/ Market and Car Wash	12	DU
		Fast Food w/ Drive Thru	6.800	TSF
		High Turnover Restaurant	20.000	TSF
		General Office	56.000	TSF
		Shopping Center	46.900	TSF
		Supermarket	43.000	TSF
		Pharmacy w/ Drive Thru	14.000	TSF
		Bank w/ Drive Thru	3.500	TSF
26	TTM No. 37554 & 37556	Single Family Residential	143	DU
27	PPT180006	Warehousing	30.250	TSF
28	CUP190053	Marijuana Dispensary	8.582	TSF
29	Corona Clay	Industrial Park	1,025.766	TSF
		Fast-Food w/ Drive Thru	5.400	TSF
		Super Convenience Market/Gas Sta.	16	VFP
30	Horsethief Canyon Residential	Single Family Residential	230	DU
City of Lake Elsinore				
31	Alberhill Villages	Single Family Residential	9,536	DU
32	Alberhill Ridge (Tract 35001)	Single Family Residential	1,056	DU
		Apartments	345	DU
		Shopping Center	679.000	TSF
		General Office	679.000	TSF
33	Alberhill Ranch	Single Family Residential	362	DU
34	Lake Street/I-15 Property	Public RV Storage & Self Storage	13.3	AC
		Gas Station w/ Market	12	VFP

[1] DU = Dwelling Units; TSF = Thousand Square Feet; AC = Acres; MTPY = Million Tons Per Year; STU = Students; VFP = Vehicle Fueling Positions

[2] Land Use and Quantity Source: Specific Plan No. 00374 (TTM No. 34476) TIA, Urban Crossroads, Inc., August 18, 2008.

[3] Source: Serrano Commerce Center TIA, Kunzman Associates, November 20, 2008.

(Urban Crossroads, 2020x)



Source(s): Urban Crossroads (10-14-2021)

Figure 4.0-1

Not to Scale

Cumulative Development Projects Location Map

Lead Agency: Riverside County

SCH No. 2021030301

The analysis of long-term cumulatively-considerable traffic impacts considers full buildout of nearby portions of unincorporated Riverside County and the City of Lake Elsinore, based on the land use designations applied to these lands by the Riverside County General Plan, except as otherwise noted in the cumulative impact analyses provided in EIR Subsections 4.1 through 4.21.

The cumulative study area for evaluation is identified and defined in each Subsection of Chapter 4.0. For example, the issue of aesthetics considers the Project's viewshed, which is defined as the geographical area that is visible from a given location and represents the area within which the Project has the potential to result in adverse impacts to scenic resources. Within the Project's viewshed, which primarily includes portions of Riverside County as well as very limited portions of the City of Lake Elsinore, the cumulative analysis of aesthetics assumes buildout in accordance with the County and City General Plans. For the issue of biology, the cumulative study area corresponds to the boundaries of the Western Riverside County Multiple Habitat Species Conservation Plan (MSHCP), as the MSHCP provides for the conservation of a wide variety of special status plant and animal species and encompasses a broad region that generally represents biological conditions associated with the Project area; thus, the cumulative study area for biological resources includes all future land uses within western Riverside County as called for by the General Plans of the County and the various cities that are included in the MSHCP region. Refer to the cumulative impact analysis provided in each Subsection in Chapter 4.0 for an issue-specific discussion of the cumulative study area.

For the issue of air quality, the cumulative study area comprises the South Coast Air Basin (SCAB), while the cumulative impact analysis relies on guidance from the South Coast Air Quality Management District (SCAQMD). The SCAQMD published a report giving direction on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (SCAQMD, 2003). In this report the AQMD states on page D-3:

> *"…the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.*
>
> *Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."*

The cumulative analysis provided in EIR Subsection 4.3 assumes that individual projects that do not generate 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 Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related emissions that exceed SCAQMD thresholds for Project-specific impacts would be considered cumulatively considerable.

Compliance with the SCAQMD guidelines for evaluating direct and cumulatively-considerable impacts due to air quality emissions has been shown to result in a demonstrable reduction in air quality pollutants within the South Coast Air Basin. As more thoroughly discussed in EIR Subsection 4.3, regulations promulgated by the SCAQMD have led to a dramatic reduction in the level of air quality pollutants within the South Coast Air Basin (SCAB), including levels of ozone, particulate matter (PM_{10} and $PM_{2.5}$), carbon monoxide (CO), and oxides of nitrogen (NO_X). As noted in the SCAQMD 2016 AQMP, "the remarkable historical improvement in air quality since the 1970's is the direct result of Southern California's comprehensive, multiyear strategy of reducing air pollution from all sources as outlined in its AQMPs" (SCAQMD, 2017). Improvements also have been seen in ozone levels. Part of the control processes of the SCAQMD's duty to greatly improve the air quality in the SCAB is the uniform CEQA review procedures required by SCAQMD's CEQA Handbook (SCAQMD, 2019). The single threshold of significance used to assess Project direct and cumulative impacts has in fact been successful, as evidenced by the track record of the air quality in the SCAB dramatically improving over the course of the past decades (refer to EIR Subsection 4.3 for an additional discussion on the improvements of air quality within the SCAB).

4.0.3 Identification of Impacts

Subsections 4.1 through 4.21 of this EIR evaluate the twenty-one (21) environmental subjects warranting detailed analysis. The format of discussion is standardized as much as possible in each Subsection for ease of review. The environmental setting is discussed first, followed by a discussion of the Project's potential environmental impacts based on specified thresholds of significance used as criteria to determine whether potential environmental effects are significant.

The thresholds of significance used in this Program EIR are based on the thresholds presented in State CEQA Guidelines Appendix G and as applied by Riverside County to create the Project's standard Environmental Assessment (EA) Form. The thresholds are intended to assist the reader of this EIR in understanding how and why this EIR reaches a conclusion that an impact would or would not occur, is significant, or is less than significant.

Serving as the CEQA Lead Agency for this Program EIR, Riverside County is responsible for determining whether an adverse environmental effect identified in this EIR should be classified as significant or less than significant. While Riverside County has generally elected to use the thresholds presented in State CEQA Guidelines Appendix G, it should be noted that CEQA affords the County discretion to formulate standards of significance, and recognizes that the significance of a particular impact may vary with the setting. (14 Cal. Code Regs., § 15064(b).) The standards of significance used in this EIR are based on the independent judgment of the Riverside County, taking into consideration the updated State CEQA Guidelines Appendix G,

Riverside County's Municipal Code, and adopted County policies and ordinances; the judgment of the technical experts that prepared this EIR's Technical Appendices; performance standards adopted, implemented, and monitored by regulatory agencies; significance standards recommended by regulatory agencies; and the standards in CEQA that trigger the preparation of an EIR. As required by State CEQA Guidelines § 15126.2(a), impacts are identified in this EIR as direct, indirect, cumulative, short-term, long-term, on-site, and/or off-site impacts of the proposed Project. A summarized "impact statement" is provided in each subsection following the analysis.

The following terms are used to describe the level of significance related to the physical conditions within the area affected by the proposed Project:

- No Impact: An adverse change in the physical environment would not occur.

- Less-than-Significant Impact: An adverse change in the physical environment would occur but the change would not be substantial or potentially substantial and would not exceed the threshold(s) of significance presented in this Program EIR.

- Significant Impact: A substantial or potentially substantial adverse change in the physical environment would occur and would exceed the threshold(s) of significance presented in this Program EIR, requiring the consideration of mitigation measures.

Each Subsection also includes a discussion or listing of the applicable regulatory criteria (laws, policies, regulations, etc.) that the Project is required to comply with (if any). If impacts are identified as significant after mandatory compliance with regulatory criteria, feasible mitigation measures are presented that would either avoid the impact or reduce the magnitude of the impact. The following terms are used to describe the level of significance following the application of recommended mitigation measures:

- Less-than-Significant Impact with Mitigation: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this Program EIR; however, the impact can be avoided or reduced to a less-than-significant level through the application of feasible mitigation measure(s).

- Significant and Unavoidable Impact: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this Program EIR. Feasible and enforceable mitigation measure(s) that have a proportional nexus to the Project's impact are either not available or would not be fully effective in avoiding or reducing the impact to below a level of significance.

For any impact identified as significant and unavoidable, Riverside County would be required to adopt a statement of overriding considerations pursuant to State CEQA Guidelines § 15093 in order to approve the Project despite its significant impact(s) to the environment. The statement of overriding considerations would

list the specific economic, legal, social, technological, and other benefits of the Project, supported by substantial evidence in the Project's administrative record, that outweigh the unavoidable impacts.

4.1 AESTHETICS

This subsection describes the aesthetic qualities and visual resources present on the Project site and in the site's vicinity and evaluates the potential effects that the Project may have on these resources. Descriptions of existing visual characteristics, both on-site and in the vicinity of the Project site, and the analysis of potential impacts to aesthetic resources are based, in part, on site photographs included as part of the Project's application materials, analysis of aerial photography (Google Earth, 2018), and Project application materials related to the proposed development that were submitted to Riverside County and described in Section 3.0, *Project Description*, of this EIR. This Subsection also is based in part on information and policies contained in the Riverside County General Plan (Riverside County, 2021a), Riverside County GIS database (RCIT, 2021), Riverside County Ordinance No. 348 (Riverside County, 2020c), and Riverside County Ordinance No. 655 (Riverside County, 1988).

4.1.1 EXISTING CONDITIONS

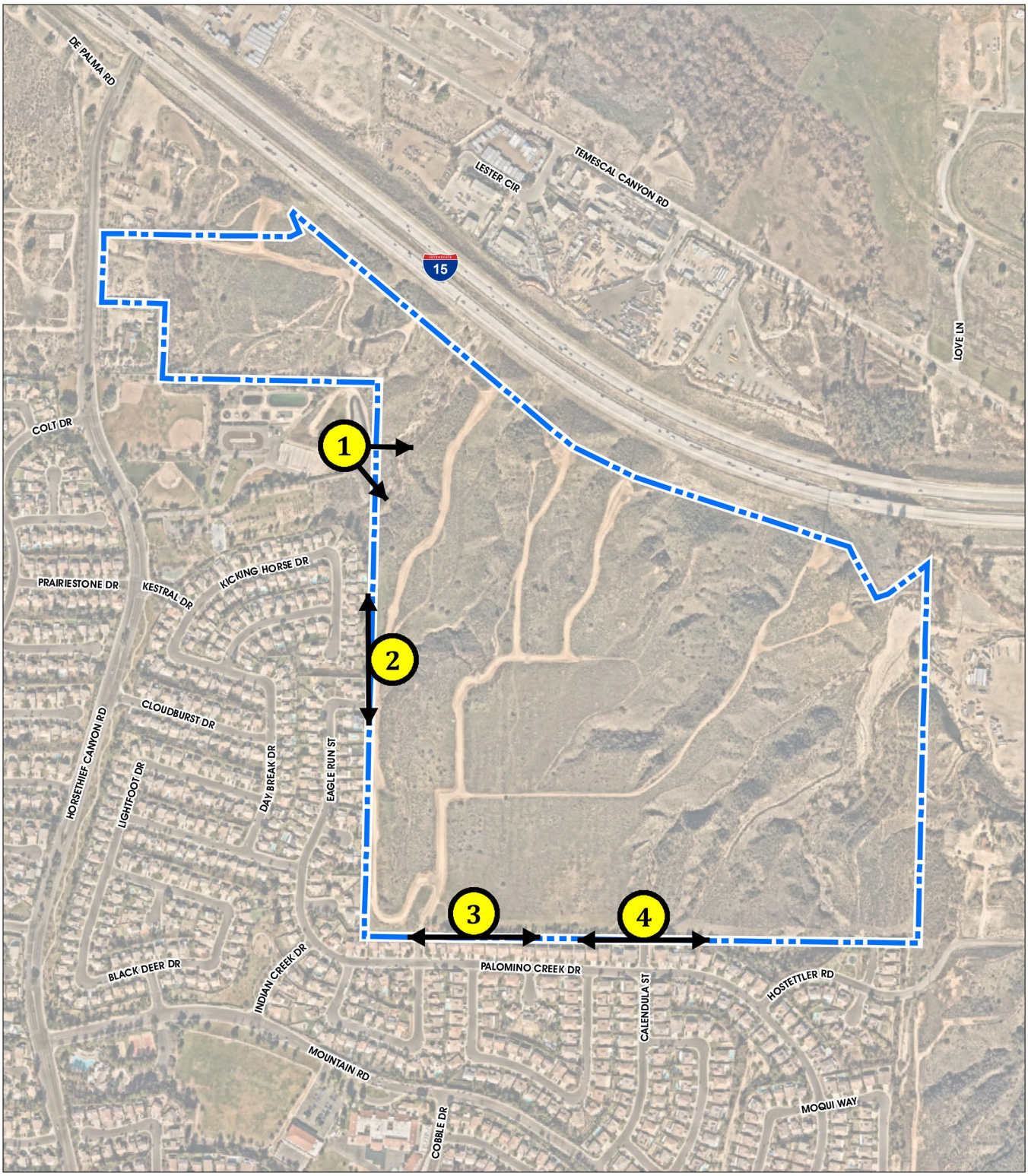
A. Existing Aesthetic Conditions

The Project site comprises 157.1 acres of undeveloped land located south of I-15 and east of and abutting Horsethief Canyon Road. Under existing conditions, the Project site is largely undisturbed, with exception of informal trails throughout the property and a construction staging/storage area in the northwestern portion of the Project site, near Horsethief Canyon Road. The Project site generally slopes down in northeasterly direction and is characterized by ridges and canyons, with the high point at approximately elevation 1,430 feet above mean sea level (amsl) in the southwest corner of the Project site and the low point at approximately 1,187 feet amsl near the northeast corner of the Project site. Aside from the construction staging/storage area and the informal trails, the majority of the Project site contains natural largely undisturbed vegetation. (Google Earth, 2018)

To illustrate the existing visual conditions of the Project site in more detail, a photographic inventory was prepared. Figure 4.1-1, *Site Photograph Key Map*, depicts the locations of the four vantage photographs, each of which are described below. These photographs, shown on Figure 4.1-2 and Figure 4.1-3, were taken in January 2020 and provide a representative visual inventory of the site's visual characteristics as seen from surrounding public viewing areas.

- Site Photograph 1 (Figure 4.1-2): Site Photograph 1 was taken along the western Project boundary and depicts easterly views of the Project site. As shown in this photograph, a chain link fence is visible in the foreground. In the middle of the photograph, the Project site appears relatively flat with natural vegetation. Several existing trees that straddle the Project site boundary are visible in the right portion of the photo. Hill forms associated with the Temescal Mountains, located to the north of I-15, are visible in the distance.

- Site Photograph 2 (Figure 4.1-2): Site Photograph 2 was taken along the western Project boundary, along Eagle Run Street, and depicts easterly views of the Project site. As shown in this photograph, an existing ornamental fence is visible in the foreground. An existing informal dirt road is visible in



Source(s): Nearmap Aeria (2022)I, RCTLMA (2021)

Figure 4.1-1

0 175 350 700 Feet

Site Photograph Key Map

East

Southeast

Photo 1: Northwest of the project boundary looking southeast toward Hostettler Rd

North

South

Photo 2: West of the project boundary, along Eagle Run St looking to the North toward the I-15 and South toward Palomino Creek Dr

Figure 4.1-2

Not to Scale

Site Photographs 1 and 2

West

East

Photo 3: From the end of Bucking Bay Dr, looking west towards Eagle Run St and east toward Calendula St.

West

North

Photo 4: From the end of Calendula St, looking west and north toward the I-15.

Figure 4.1-3

Not to Scale

Site Photographs 3 and 4

the foreground in the left portion of the photo. The middle of the photo shows the slight rolling topography of the Project site that is covered by largely undisturbed natural vegetation. Hillforms associated with the Temescal Mountains are visible in the distance in the left portion of the photo.

- Site Photograph 3 (Figure 4.1-3): Site Photograph 3 was taken along the southern Project boundary from the existing terminus of Eagle Run Street, and depicts northerly views of the Project site. As shown, an existing chain link fence that occurs along the Project site boundary is visible in the foreground. In the middle of the photo are heavily disturbed areas with ruderal vegetation, with an informal dirt road and natural vegetation visible in the distance. Existing residences associated with the adjacent residential development are visible in the distance in the left portion of the photo. In the distance in the center portion of the photo, the hillforms associated with the Temescal Mountains are visible.

- Site Photograph 4 (Figure 4.1-3): Site Photograph 4 was taken along the southern Project boundary from the existing terminus of Calendula Street, and depicts northerly views of the Project site. As shown, an existing chain link fence that occurs along the Project site boundary is visible in the foreground. In the middle of the photo, an existing small canyon escarpment is visible, above which are flatter portions of the Project site. Areas of natural and disturbed vegetation are visible throughout this portion of the Project site. In the distance in the left portion of the photo, the existing residences associated with the adjacent residential development are visible. In the distance in the right portion of the photo, the hillforms associated with the Temescal Mountains are visible.

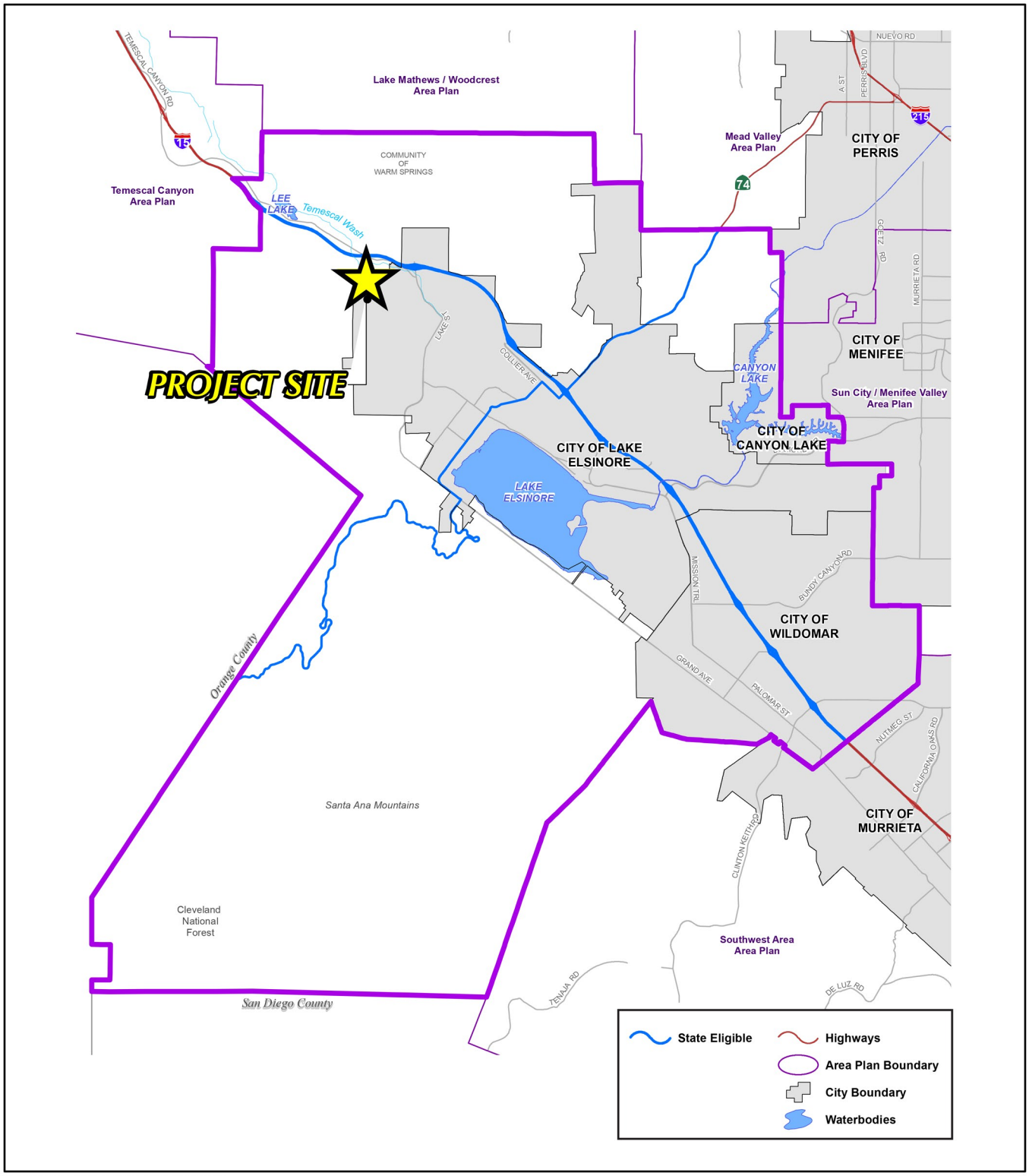
B. Scenic Highways

According to Figure 9 of the Riverside County General Plan Elsinore Area Plan (EAP), and as shown on Figure 4.1-4, *Elsinore Area Plan Scenic Highways*, there are no State or County designated scenic highways within the Project vicinity. The nearest State-designated scenic highway are segments of State Route 74 (SR 74), located approximately 32.1 miles east of the Project site. The nearest State Eligible scenic highway is Interstate 15 (I-15), located immediately to the north of the Project site. Nearby segments of State Route 74 (SR 74), located approximately 4.1 miles southeast of the Project site, also are designated as a State Eligible scenic highway corridor. In addition, Cajalco Road, located approximately 5.6 miles north of the Project site, is identified as a County Eligible scenic highway. (Riverside County, 2021b, Figure 9; RCIT, 2021; Google Earth, 2018)

4.1.2 Applicable Regulatory Requirements

A. Riverside County General Plan

The Riverside County General Plan does not have any specific sections related to aesthetics and visual resources. However, the Land Use Element of the Riverside County General Plan includes policies related to Land Use Compatibility, Community Design, and Scenic Corridors, which have applicability to the topic of aesthetics. The Land Use Element provides direction related to how future development is intended to build out, such as the intensity/density and character of new development. The Land Use Element also addresses the relationship between development, community enhancement, and natural resource management.



Source(s): Elsinore Area Plan (08-2020)

Figure 4.1-4

Not to Scale

Elsinore Area Plan Scenic Highways

The Multipurpose Open Space Element of the Riverside General Plan also addresses open space and scenic resources in Riverside County. According to the Multipurpose Open Space Element, scenic resources include: "…areas that are visible to the general public and considered visually attractive," and "…natural landmarks and prominent or unusual features of the landscape." Hillsides and ridges that rise above urban or rural areas or highways can also be considered scenic backdrops. Additionally, the Multipurpose Open Space Element defines scenic vistas as "…points, accessible to the general public, that provide a view of the countryside." Riverside County General Plan Policy OS 21.1 intends to "[i]dentify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County." (Riverside County, 2021a, pp. OS-52 to OS-53)

The Circulation Element, Land Use Element, and Multipurpose Open Space Element of the Riverside County General Plan also identify scenic corridors, which are roadways (including State and County eligible and designated scenic highways) that traverse scenic resources, and identify policies that are intended to protect and maintain the scenic resources within these corridors (Riverside County, 2021a, p. OS-52) Scenic highways in the Project vicinity are depicted on Figure 4.1-4. As noted in the EAP, Policy ELAP 11.1 seeks to "[p]rotect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements" (Riverside County, 2021b, p. 58)

B. Riverside County Ordinance No. 348, Land Use Ordinance

Riverside County's Land Use Ordinance No. 348 establishes allowable uses of land and sets standards for what and how land may be developed. The ordinance protects the people and property of Riverside County from development of unsuitable land uses and aims to ensure that built areas are developed safely and with minimal conflict with surrounding lands. Ordinance No. 348 also identifies requirements for landscaping associated with development proposals. The landscaping of development projects enhances the visual character and aesthetic quality of a site and its surroundings. (Riverside County, 2020c)

C. Riverside County Ordinance No. 655, Regulating Light Pollution

The County of Riverside has adopted an ordinance regulating light pollution (Ordinance No. 655). Ordinance No. 655 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 Mt. Palomar Observatory, which is located approximately 40.8 miles southeast of the Project site. As shown on EAP Figure 6 (Temescal Canyon Area Plan Mt Palomar Nighttime Lighting Policy Area), the Project site is located within the limits of "Zone B" of the Mt. Palomar Observatory Lighting Policy Area (Riverside County, 2021b, Figure 6). As such, the Project site is subject to the outdoor lighting policies and requirements applicable to Zone B that are stated in Riverside County Ordinance No. 655. This Ordinance includes specific standards for lighting fixtures installed along public roadways and in other common areas and applies to all new development. The use of low-pressure sodium lamps is encouraged where possible by Ordinance No. 655, and the Ordinance also requires the shielding of all nonexempt outdoor lighting fixtures, specifies the hours of operation for non-exempt outdoor lighting fixtures, and regulates lighting fixtures used to illuminate an outdoor advertising display. (Riverside County, 1988)

D. Riverside County Ordinance No. 915, Regulating Outdoor Lighting

The County of Riverside has adopted an ordinance regulating outdoor lighting (Ordinance No. 915). Ordinance No. 915 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. (Riverside County, 2012)

4.1.3 Basis for Determining Significance

Section I of Appendix G to the State CEQA Guidelines addresses typical adverse effects to aesthetics, and includes the following threshold questions to evaluate a project's impacts on aesthetics (OPR, 2018a):

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Additionally, the following thresholds are derived from Riverside County's Environmental Assessment Checklist, as revised to reflect the December 2018 updates to the State CEQA Guidelines. As such, the following thresholds are used to evaluate the significance of the proposed Project's impacts on aesthetics. The proposed Project would result in a significant impact to aesthetics if the Project or any Project-related component would:

a. *Have a substantial effect upon a scenic highway corridor within which it is located;*

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

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

d. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655;

e. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or

f. Expose residential property to unacceptable light levels.

The significance thresholds set forth in Riverside County's Environmental Assessment Checklist, which are based on Appendix G to the State CEQA Guidelines, were used to evaluate the significance of the proposed Project's impacts on aesthetics.

4.1.4 IMPACT ANALYSIS

Threshold a.: ***Would the Project have a substantial effect upon a scenic highway corridor within which it is located?***

As previously indicated and as depicted on Figure 4.1-4, there are no officially-designated scenic highway corridors within the Project's viewshed. The nearest State Eligible scenic highway is Interstate 15 (I-15), located immediately to the north of the Project site. Nearby segments of State Route 74 (SR 74), located approximately 4.1 miles southeast of the Project site, also are designated as a State Eligible scenic highway corridor. In addition, Cajalco Road, located approximately 5.6 miles north of the Project site, is identified as a County Eligible scenic highway. Due to distance and intervening topography, development, and landscaping/vegetation, the proposed Project would not be prominently visible from nearby segments of SR 74 or Cajalco Road; thus, Project impacts to the SR 74 and Cajalco Road would be less than significant.

The proposed Project would, however, be prominently visible from nearby segments of I-15. Specifically, the Project would result in the conversion of the property from an undeveloped parcel of land to a developed property containing 18.0 acres of business park land uses and 97.2 acres of light industrial land uses, with open space areas planned in the eastern portion of the Project site. Although this represents a substantial change to views along this State-eligible facility, development on site would be required to comply with the development standards and design guidelines included as part of proposed SP 333A1, which have been designed to ensure that the property is developed in a manner that is not aesthetically offensive. Design guidelines included as part of SP 333A1 include guidance related to site design, architecture, and landscaping, compliance with which would be assured by the County's future review of implementing applications (e.g., plot plans, building permits, etc.). The following is a summary of the SP 333A1 Design Guidelines that are related to the issue of aesthetics (refer to Chapter 4 of EIR *Technical Appendix O* for a complete listing of the design guidelines requirements of proposed SP 333A1):

- Section 4.2, *Design Theme*, of proposed SP 333A1 requires a contemporary aesthetic, which would provide architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Signs would be modern, lighting would be focused and directed, landscaping would be colorful and drought-tolerant, and design features would be applied that lower energy use demands of building operations.

- Section 4.4, *Architectural Design Guidelines*, of proposed SP 333A1 emphasizes a contemporary interpretation of the traditional context with building massing over structural articulation. Buildings would be characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal, aesthetically pleasing proportions and strong shadow patterns. Colors, materials, and textures can be mixed to create interest. Specific elements of the Architectural Design Guidelines include the following:

    - Subsection 4.4.1, *Building Form*, indicates that building forms are especially important for building faces that are visible along the I-15 corridor, and provides guidelines intended to ensure that structural development is visually consistent, appealing, and inviting to pedestrians and motorists.

    - Subsection 4.4.2, *Building Materials, Colors, and Textures*, requires that the selected exterior materials, colors, and textures should complement one another, with slight variations to provide visual interest. This subsection identifies concrete and similar materials, as well as tilt-up panels, as the primary building materials, and requires that the primary materials be accented by secondary materials including but not limited to natural or fabricated stone, fire-resistant wood siding (horizontal or vertical), and metal. Primary exterior building colors are intended to be light and gray tones, with darker and/or more vibrant accent colors in focal point areas, such as around building entrances and near outdoor gathering spaces.

    - Subsection 4.4.3, *Windows and Doors*, requires that the patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each planning area.

    - Subsection 4.4.4, *Walls and Fences*, provides guidelines intended to ensure that proposed walls and fences would complement the overall design them for the Project.

    - Subsection 4.4.5, *Truck Courts and Loading Docks*, provides guidelines intended to ensure that truck courts and loading docks are screened from public view so as to reduce the visibility of these areas.

    - Subsection 4.4.6, *Ground or Wall-Mounted Equipment*, provides guidelines intended to ensure that ground or wall-mounted equipment is screened from public viewing areas.

    - Subsection 4.4.7, *Rooftop Equipment*, provides guidelines intended to ensure that rooftop equipment is screened by rooftop screens or parapet walls to minimize visibility from nearby public roads, including the I-15.

    - Subsection 4.4.8, *Trash Enclosures*, provides guidelines intended to ensure that outdoor refuse containers are screened within a permanent, durable enclosure and oriented so that they are not clearly visible from public roads, including I-15.

- Subsection 4.4.10, *Outdoor Lighting*, includes guidelines for lighting to ensure that future lighting on site comports to all County standards and requirements, including Riverside County Ordinance No. 655.

- Subsection 4.4.11, *Signage Guidelines*, includes guidelines related to signage, and requires the preparation of a Master Sign Program to ensure signage on site is visually appealing and consistent throughout the Project.

- Section 4.5, *Supplemental Guidelines for Light Industrial & Business Park Uses*, sets forth additional guidelines that address considerations unique to all uses permitted within the light industrial and business park land uses within the Project. These guidelines encourage offices to be located toward I-15 and other public roadways; require orientation and screening of elements such as trash enclosure areas, loading bay doors, and service docks from public viewing areas, including I-15; promotes designing future buildings in a manner consistent with the overall Project design theme; encourages textured forms, reveals, scoring, or color variation on concrete tilt-up panels for visual relief; encourages variations in parapet heights to break up rooflines; and requires the screening of all rooftop mounted equipment to the extent practical from public viewing areas, using materials complementary to those used on the main structure.

- Section 4.6, *Landscape Design Guidelines*, is intended to ensure that plant materials, entries and monuments, streetscapes and other amenities are compatible with the overall design theme, and that all implementing development projects are united under a common design theme, and help to establish a contemporary, visually appealing development that takes into consideration surrounding areas. The Landscape Design Guidelines include a plant palette, identify landscape zones (including entries), provide standards for monumentation, identify treatments for streetscapes, provide standards related to walls and fences, and provide standards for landscape interfaces.

Furthermore, it should be noted that I-15 is not officially designated as a State scenic highway. Based on the foregoing analysis, and assuming mandatory compliance with the design guidelines and development standards of proposed SP 333A1, Project impacts to scenic highways would be less than significant.

Threshold b.:	***Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?***
Threshold c.:	***In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an***

urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Under existing conditions, the 157.1-acre Project site is vacant and undeveloped, but is located in a primarily urban portion of unincorporated Riverside County, with master-planned residential communities occurring to the south and west of the Project site. The topography of the Project site generally slopes down in northeasterly direction and is characterized by ridges and canyons, and is visually similar to other undeveloped areas in the Project vicinity. Although portions of the Project site contain trees, these trees do not form a major component of the Project's viewshed. There are no prominent rock outcroppings or unique or landmark features on the Project site under existing conditions.

With implementation of the proposed Project, the majority of the Project site would be developed with light industrial and business park land uses. While precise grading plans would be developed in conjunction with future implementing developments (i.e., plot plans, etc.), retaining/geo-grid walls are anticipated to be used across the site and these walls may range in height from 0 to 30 feet, and in some instances may exceed 50 feet in height. Areas along the eastern boundary of the Project site, as well as a small area along the northern Project boundary, would be preserved as natural open space, while open space buffers are planned along the western and southern boundaries of the Project site, adjacent to the existing adjacent residential community. Although development of the Project site as proposed would represent a substantial change to the visual character of the site, the Project site does not contain any scenic resources, including but not limited to, trees, rock outcroppings, or landmark features. Additionally, although large retaining walls are anticipated with future site development, such walls primarily would occur along the western and southern site boundary. Views of these walls would be obscured from public view by the future buildings and landscaping on site. As such, implementation of the proposed Project would not damage scenic resources, and impacts would be less than significant.

The zoning ordinance associated with proposed SP 333A1 specifies a maximum building height of 60 feet, which would ensure that future buildings on site would not obstruct views of prominent elements of the Project's viewshed, such as the Temescal Mountains, which are located north of the Project site and north of I-15. Furthermore, the Project site slopes downward in a northeasterly direction, and occurs at a lower elevation than the existing residential community that occurs to the west and south of the Project site. As such, the Project would not obstruct any prominent scenic vista or view open to the public, and impacts would be less than significant.

Development on site would be required to comply with the development standards and design guidelines included as part of proposed SP 333A1, which have been designed to ensure that the property is developed in a manner that is not aesthetically offensive. Refer to the analysis of Threshold a. for a description of applicable design guidelines. Design guidelines included as part of SP 333A1 include guidance related to site design, architecture, and landscaping, compliance with which would be assured by the County's future review of implementing applications (e.g., plot plans, building permits, etc.). Mandatory compliance with the design guidelines and development standards of proposed SP 333A1 would ensure the Project site is developed in a manner that is not aesthetically offensive and in a manner that does not degrade the existing visual character or quality of public views of the site and its surroundings. Future development on site also would be required

to comply with the provisions of the zoning ordinance included as part of SP 333A1, including provisions related to scenic quality.

Based on the foregoing analysis, Project impacts to scenic resources and visual quality would be less than significant with mandatory compliance with the provisions of SP 333A1 and the SP 333A1 zoning ordinance.

Threshold d.: ***Would the Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?***

As shown on EAP Figure 6 (Elsinore Area Plan Mt Palomar Nighttime Lighting Policy Area), the Project site is located within the limits of "Zone B" of the Mt. Palomar Observatory Lighting Policy Area (Riverside County, 2021b, Figure 6). All development projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 states that low-pressure sodium lamps are the preferred illuminating source, and that outdoor lighting fixtures are required to be shielded. Pursuant to Section 7 of Ordinance No. 655, future building permits would be required to include specific information with regards to lighting, as follows: 1) the location of the site where outdoor light fixtures would be installed; 2) plans indicating the location and type of fixtures of the premises; and 3) a description of the outdoor light fixtures, including, but not limited to, manufacturer's catalog cuts and drawings. The required plans and descriptions would enable the County to determine whether compliance with the requirements of the ordinance is met. No building permits would be issued by the County unless the building permit applications demonstrate consistency with the applicable provisions of Ordinance No. 655. As such, the Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655, and impacts would be less than significant. (Riverside County, 1988)

Threshold e.: ***Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Threshold f.: ***Would the Project expose residential property to unacceptable light levels?***

In addition to Riverside County Ordinance No. 655, which is addressed above under the analysis of Threshold d., future development on the Project site would be subject to Riverside County Ordinance No. 915 as well as the development standards and design guidelines of SP 333A1. 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 property to unacceptable light levels. Impacts would be less than significant.

Additionally, SP 333A1 includes the following design guidelines for exterior lighting, which would serve to prevent the creation of substantial light that could adversely affect day or nighttime views in the area and the exposure of residential properties to unacceptable light levels (T&B Planning, 2022, Subsection 4.4.10):

- Minimize glare and "spill over" light onto public streets, adjacent properties, adjacent residential homes, and MSCHP areas by using downward-directed lights and/or cutoff devises on outdoor lighting

fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed up-light fixtures. Limit light spillover or trespass to one-quarter foot-candle or less, measured from within five feet of any adjacent property line.

- Select all lighting fixtures used in the Specific Plan area from the same – or a complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged.
- Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- Neon and similar types of lighting are prohibited in all areas within the Renaissance Ranch Commerce Center.
- Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.
- Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian scaled, are encouraged.
- Use exterior lights to accent entrances, plazas, activity areas, and special features.
- To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the County of Riverside for visibility and security.
- To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.
- High Pressure Sodium (HPS) light fixtures are prohibited for site lighting.

Riverside County would review future implementing building permit applications for compliance with the Specific Plan design guidelines related to lighting. In addition, the SP 333A1 land use plan (EIR Figure 3-2) accommodates approximately 11.5 acres of "Open Space – Conservation" land uses along the western and southern boundaries of the Project site, which would provide a minimum 75-foot-wide landscaped buffer between planned light industrial development on site and the existing residential uses located to the west and south of the Project site. This landscaped buffer would include a 6- to 10-foot concrete block wall at the existing property line with the residential uses to the west and south, along with extensive landscaping. The proposed on-site light industrial uses also would occur at a lower elevation than the adjacent residential uses. Combined, these Project design features would ensure that the existing residential uses to the west and the south of the Project site are not exposed to substantial amounts of light associated with future site development, and would ensure impacts remain below a level of significance.

Furthermore, 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 buildings in the Project vicinity. The proposed Project does not include any components that would generate substantial amounts of reflective surfaces to the Project vicinity; therefore, impacts associated with glare would be less than significant. Mandatory compliance with the development standards and design guidelines of SP 333A1 and Riverside County Ordinance Nos. 655 and 915 would ensure that all lighting and building design elements proposed by the Project are designed to prevent the creation of substantial light or glare that could affect day or nighttime views in the area. Accordingly, implementation of the Project would result in a less-than-significant impact related to new sources of light or glare.

Based on the foregoing analysis, and because the Project would be required to comply with the lighting standards in SP 333A1as well as lighting provisions of Riverside County Ordinance Nos. 655 and 915, and further would be required to establish a minimum 75-foot landscaped buffer between existing residential uses to the west and south and the proposed on-site light industrial land uses, impacts due to Project lighting and glare, and due to the exposure of residential property to unacceptable light levels, would be less than significant.

4.1.5 Cumulative Impact Analysis

For purposes of analysis, the Project's cumulative study area includes all areas within the Project's viewshed, as the Project does not have the potential to result in cumulatively-considerable impacts to visual quality outside of areas in which the Project site is visible.

As discussed under the analysis of Threshold a., there are no officially-designated scenic highway corridors within the Project's viewshed. Although the proposed development would be visible from nearby segments of I-15, which is identified as a State Eligible scenic highway, the Project would be subject to compliance with the development standards and design guidelines of proposed SP 333A1, which would ensure that future development on site is visually compatible with surrounding areas. Areas to the west and south of the Project site are developed as part of a master-planned residential community, with areas to the east of the site consisting of rural residential dwellings, open space, and an existing construction storage yard. Thus, development of the Project as proposed would appear as a continuation of existing development patterns in the local area, and would not adversely affect views available from nearby segments of I-15. Moreover, I-15 is not officially designated as a scenic highway. Cumulatively-considerable impacts to scenic highways would be less than significant.

The Project would not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, and impacts would therefore be less-than-cumulatively considerable. Based on the Project site's topography relative to surrounding areas, future development is not anticipated to obstruct views of any scenic vistas or views open to public review, such as the Temescal Mountains located north of I-15; thus, impacts would be less-than-cumulatively considerable. Additionally, because the Project would be developed in compliance with the design guidelines and development standards of proposed SP 333A1, the

Project would not contribute to the creation of an aesthetically offensive site open to public view, and impacts would therefore be less-than-cumulatively considerable. In addition, with mandatory compliance with the design guidelines and development standards of proposed SP 333A1, the Project would not contribute to the substantial degradation of the existing visual character or quality of the site or its surroundings, and impacts would therefore be less-than-cumulatively considerable. Furthermore, the Project would comply with the SP 333A1 zoning ordinance as well as all applicable Riverside County ordinances governing scenic quality, and a cumulatively-considerable impact would therefore not occur.

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.

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. Additionally, future development on site would be subject to the SP 333A1 lighting design guidelines (cited above under the analysis of Thresholds e. and f.), while the existing residential development to the south and west of the Project was developed in a manner consistent with Ordinance Nos. 655 and 915 as well as the design guidelines and development standards identified by the Horsethief Canyon Specific Plan No. 152. Future development on lands to the east of the Project site also would be subject to 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. Impacts due to light and glare would be less-than-cumulatively considerable.

4.1.6 Significance of Impacts Before Mitigation

Threshold a.: Less-than-Significant Impact. The Project site is not located within the viewshed of any officially designated State or County scenic highways. While the Project would be visible from I-15, which is designated as a State-Eligible scenic highway, development on site would be required to comply with the development standards and design guidelines included as part of proposed SP 333A1, which have been designed to ensure that the property is developed in a manner that is not aesthetically offensive. As such, Project impacts to scenic highways would be less than significant.

Thresholds b. and c.: Less-than-Significant Impact. The 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.

Threshold d.: Less-than-Significant Impact. Project 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.

Thresholds e. and f.: Less-than-Significant Impact. Mandatory compliance with the SP 333A1 design guidelines related to lighting, along with 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. Impacts would be less than significant.

4.1.7 Applicable Regulations, Design Requirements, and Mitigation

Applicable Regulations and Design Requirements

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.

- 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 approximately36.5 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.

- 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.

- The Project is required to comply with the Development Standards and Design Guidelines of SP 333A1, including standards related to lighting. Compliance with these Design Guidelines would be assured by the County's future review of implementing building permit applications for compliance with the Specific Plan's design features that would serve to reduce and/or avoid impacts relating to aesthetics.

Mitigation

Impacts would be less than significant; therefore, mitigation is not required.

4.2 AGRICULTURE AND FORESTRY RESOURCES

The information and analysis in this Subsection is based in part on information obtained from the California Department of Conservation (CDC) Farmland Mapping & Monitoring Program (FMMP) (CDC, 2021), Riverside County GIS (RCIT, 2021), and the Riverside County General Plan Amendment 960 Final EIR (Riverside County, 2015). Refer to Section 7.0*, References*, for a complete list of these and other reference sources.

4.2.1 EXISTING CONDITIONS

A. Forestry Resources

The Project site is located in the Elsinore portion of unincorporated Riverside County, a rapidly urbanizing region that generally contains dry, sparsely-vegetated terrain in the natural condition. As shown in Figure 4.5.2 of the Riverside County General Plan Update Draft EIR No. 521, the Project site does not contain any forestry resources under existing conditions. The nearest areas containing forests occur within the Cleveland National Forest, located approximately 1.0 mile south of the Project site. (Riverside County, 2015, Figure 4.5.2)

B. Agricultural Resources

1. Regional Agricultural Setting

According to the Riverside County Agricultural Commissioner's Office, in a document entitled, "Riverside County Agricultural Production Report 2018," the top three categories of agricultural resources cultivated in Riverside County (by value) are nursery stock, milk, and table grapes. In 2018 (the most recent year for which data is available), the total gross value of agricultural production in Riverside County was approximately $1.30 billion, which represents a slight increase (6.3%) from 2017 when total values were $1.22 billion. (Agricultural Commissioner's Office, 2018)

The CDC reports that agricultural lands face continuing pressure from urbanization and rising production costs. The CDC's "2014-2016 California Farmland Conversion Report" summarizes land use conversion between 2014 and 2016 (the most recent years for which information has been reported by the CDC), and states that Riverside County as a whole experienced a net loss of 3,635 acres of "Important Farmland" between 2014 and 2016, representing a decline of 0.9% (CDC, n.d., p. 53, Table A-25). "Important Farmlands," as defined in the CDC report, include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance.

2. Historic and Existing Site Conditions

According to the Project's Phase I Environmental Site Assessment (EIR *Technical Appendix G*), the Project site was partially used for agricultural uses, including orchards, from as early as the 1960s until approximately 1997 (Hillmann, 2019, p. 2). Under existing conditions, the Project site largely consists of undeveloped open space, with several informal dirt trails traversing the property. No agricultural uses occur on site under existing conditions.

3. *Zoning*

As described in EIR Section 2.0, *Environmental Setting*, the 157.1-acre Project site is zoned for "Specific Plan Zone (SP Zone)," indicating that the property is within the boundaries of an adopted specific plan. The Renaissance Ranch Specific Plan No. 333 designates the property for future development of up to 355 Medium Density Residential dwelling units, a 4.3-acre Community Park, four pocket parks on 2.0 acres, Open Space/Conservation land uses on 27.1 acres, and Open Space/Drainage uses on 25.7 acres. The Project site is not zoned for agricultural production under existing conditions. The nearest property that allows for agricultural use per the County's zoning occurs along the eastern Project site boundary, and is zoned for "Residential Agricultural, 5-Acre Minimum Lot Size (R-A-5); however, pursuant to Riverside County Ordinance No. 625, lands designated for R-A-5 are not considered "land zoned for primarily agricultural purposes." There are no lands zone primarily for agricultural use, as defined by Ordinance No. 625, within the Project vicinity. (RCIT, 2021)

4. *Agricultural Land Designations*

The goal of the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) is to provide consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. To meet this goal, FMMP's objective is to provide maps and statistical data to the public, academia, and local, State, and federal governments to assist them in making informed decisions for the best utilization of California's farmland. The FMMP was established in 1982 in response to what was by then a critical need for data on the nature, location, and extent of farmland, grazing land, and urban built-up areas in the State. California Government Code § 65570 mandates FMMP to biennially report to the Legislature on the conversion of farmland and grazing land, and to provide maps and data to local governments and the public. The FMMP also was directed to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands. It was the intent of the Legislature and a broad coalition of building, business, government, and conservation interests that FMMP be non-regulatory, and provide a consistent and impartial analysis of agricultural land use and change in California. With this in mind, FMMP provides basic data from which observations and analyses can be made in the land use planning process. (CDC, 2004, p. 3)

Pursuant to the FMMP, all lands within California are classified into one of seven map categories. The minimum mapping unit is generally 10 acres, except as otherwise noted (CDC, 2004, p. 6). Provided below is a description of the various map categories established by the FMMP:

- **Prime Farmland (P)**: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. (CDC, 2004, p. 6)

- **Farmland of Statewide Importance (S)**: Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used

for irrigated agricultural production at some time during the four years prior to the mapping date. (CDC, 2004, p. 6)

- **Unique Farmland (U)**: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. (CDC, 2004, p. 6)

- **Farmland of Local Importance (L)**: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. (CDC, 2004, p. 6)

- **Grazing Land (G)**: Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres. (CDC, 2004, p. 6)

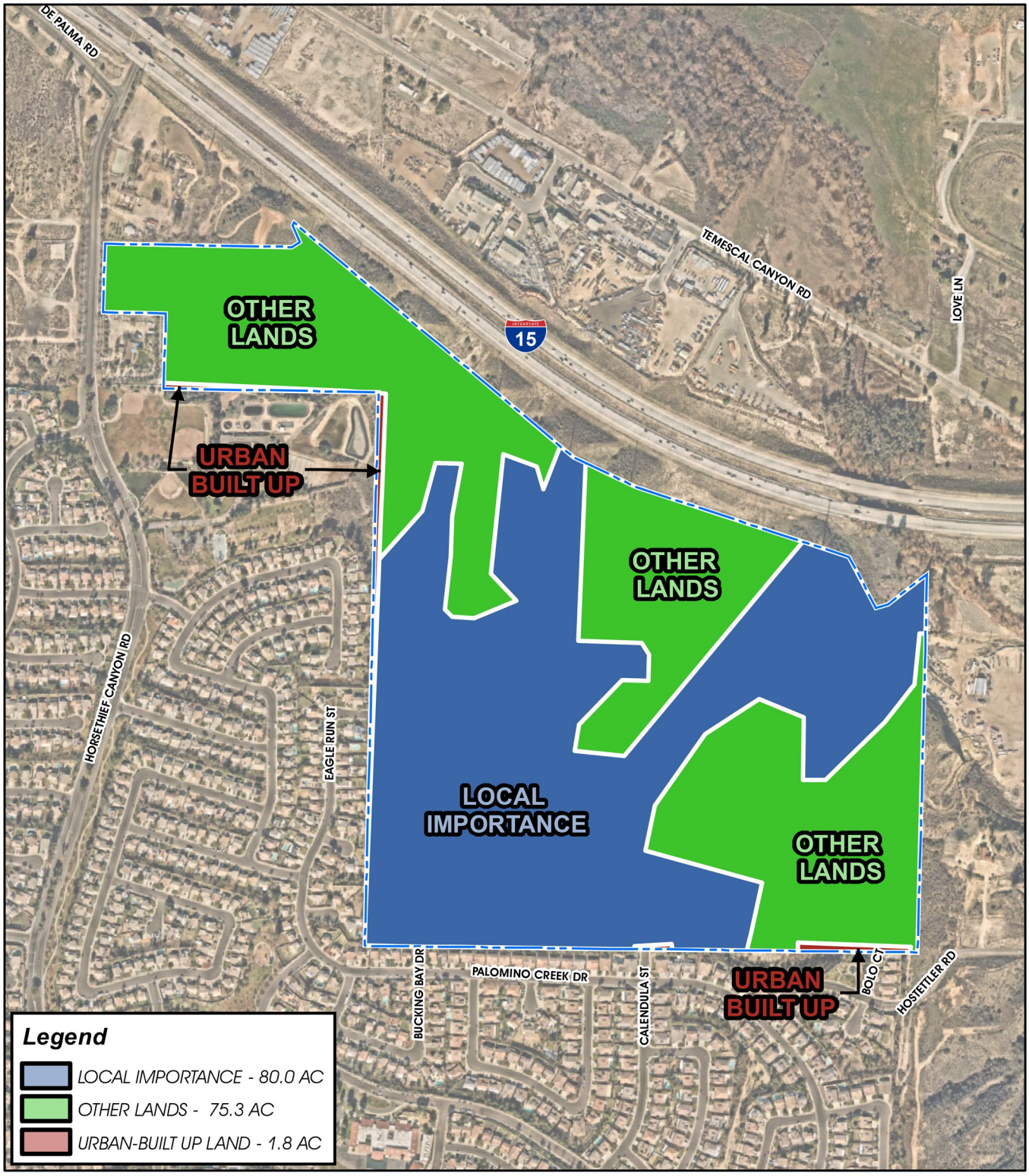
- **Urban and Built-Up Land (D)**: Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. (CDC, 2004, p. 6)

- **Other Land (X)**: Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. (CDC, 2004, p. 6)

As shown on Figure 4.2-1, *FMMP Farmland Map*, approximately 80.0 acres of the Project site are mapped as containing "Farmland of Local Importance," while approximately 75.2 acres of the Project site are mapped as containing "Other Lands." Approximately 1.8 acres along the western and southern boundaries of the Project site are mapped as "Urban and Built-Up Land." "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," or "Farmland of Local Importance." Thus, "Farmland" on the Project site is limited to approximately 80.0 acres of areas mapped as "Farmland of Local Importance."

5. Williamson Act Land Preserves and Agricultural Preserves

Agricultural preserves are the result of Riverside County's participation in the California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act, CA Gov. Code § 51200, et seq. This program allows owners of agricultural land to have their properties assessed for tax purposes on the basis of agricultural



Source(s): RCTLMA (2022), Nearmap (2021)

Figure 4.2-1

FMMP Farmland Map

production rather than current market value. The main purpose of the Act is to encourage property owners to continue to farm their land, and to prevent the premature conversion of farmland to urban uses. According to Riverside County GIS, the Project site is not included in any agricultural preserves, and is not subject to a Williamson Act Contract. There are no agricultural preserves or Williamson Act contracted land within the Project vicinity.

4.2.2 Applicable Environmental Regulations

The following is a brief description of the state and local environmental laws and related regulations governing the protection of agricultural and forest resources.

A. State Regulations

1. California Land Conservation Act (CLCA)

The California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act (CA Gov. Code § 51200, et seq.), enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Pursuant to Government Code § 51230, counties and cities may establish Agricultural Preserves, which define boundaries of those areas within which the city or county will be willing to enter into contracts pursuant to the CLCA; Contracts pursuant to the CLCA only are allowed for areas within established Agricultural Preserves. Agricultural Preserves generally must be at least 100 acres in size; however, a city or county may allow for lesser acreage if a finding is made that the characteristics of the agricultural enterprises in the area are unique and that the establishment of preserves of less than 100 acres is consistent with the general plan of the county or city. Once established, land uses within an Agricultural Preserve must be agricultural in nature, or other such uses that are not incompatible with agricultural uses. For lands within Agricultural Preserves, individual land owners may enter into a Contract with a county or city, which would provide for the exclusion of uses other than agricultural, and other than those compatible with agricultural uses, for the duration of the Contract, even if the land is sold to a new owner. In return for entering into a Contract, the landowner is granted preferential taxes that are based upon agricultural and related land uses rather than fair market value. Contracts may be exited at the option of the landowner or local government by initiating the process of term nonrenewal. Under this process, the remaining contract term (nine years in the case of an original term of ten years) is allowed to lapse, with the contract null and void at the end of the term. During the nonrenewal process, the annual tax assessment continually increases each year until it is equivalent to current tax rates at the end of the nonrenewal period. Under a set of specifically defined circumstances, a Contract may be cancelled without completing the process of term nonrenewal. Contract cancellation, however, involves a comprehensive review and approval process, and the payment of a fee by the landowner equal to 12.5 percent of the full market value of the property in question. (CDC, 2019a; CA Legislative Info, n.d.)

2. *Farmland Mapping and Monitoring Program (FMMP)*

The goal of the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) is to provide consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. To meet this goal, FMMP's objective is to provide maps and statistical data to the public, academia, and local, state, and federal governments to assist them in making informed decisions for the best utilization of California's farmland. The FMMP was established in 1982 in response to what was by then a critical need for data on the nature, location, and extent of farmland, grazing land, and urban built-up areas in the State. Government Code § 65570 mandates FMMP to biennially report to the Legislature on the conversion of farmland and grazing land, and to provide maps and data to local government and the public. The FMMP also was directed to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands. It was the intent of the Legislature and a broad coalition of building, business, government, and conservation interests that FMMP be non-regulatory, and provide a consistent and impartial analysis of agricultural land use and change in California. With this in mind, FMMP provides basic data from which observations and analyses can be made in the land use planning process. (CDC, 2004, p. 3)

Pursuant to the FMMP, all lands within California are classified into one of seven map categories. The minimum mapping unit is generally 10 acres, except as otherwise noted (CDC, 2004, p. 6). A description of the seven map categories identified as part of the FMMP is included above in subsection 4.2.1.B.

3. *California Forest Practice Act*

The California Department of Forestry and Fire Protection (CAL FIRE) enforces the laws that regulate logging on privately-owned lands in California. The Forest Practice Act was enacted in 1973 to ensure that logging is done in a manner that will preserve and protect fish, wildlife, forests, and streams. The State Board of Forestry and Fire Protection enacts and enforces additional rules to protect these resources. (CAL FIRE, n.d.)

CAL FIRE ensures that private landowners abide by these laws when harvesting trees. Although there are specific exemptions in some cases, compliance with the Forest Practice Act and Board rules apply to all commercial harvesting operations for landowners of small parcels, to ranchers owning hundreds of acres, and large timber companies with thousands of acres. (CAL FIRE, n.d.)

The Timber Harvesting Plan (THP) is the environmental review documents submitted by landowners to CAL FIRE outlining what timber he or she wants to harvest, how it will be harvested, and the steps that will be taken to prevent damage to the environment. THPs are prepared by Registered Professional Foresters (RPFs) who are licensed to prepare these comprehensive, detailed plans. THPs can range from about 100 pages to more than 500 pages. (CAL FIRE, n.d.)

CAL FIRE does not have the authority to deny a THP that is in compliance with state and federal rules and laws, simply because the logging plan is unpopular with the public. The Department reviews and approves between 500 to 1400 THPs each year. A THP that does not comply with all forestry and environmental regulations is returned to the RPF. It is only approved after the RPF and landowner agree to make the changes

necessary to ensure compliance with all laws. CAL FIRE follows-up on approved THPs with site inspections and can shut down operations, cite or fine RPFs, Licensed Timber Operators (LTOs), and landowners if illegal operations are found. (CAL FIRE, n.d.)

B. Local Regulations

The following ordinances address farmland and agricultural preserves within unincorporated Riverside County.

- Riverside County Ordinance No. 509: This ordinance establishes uniform rules which apply to Agricultural Preserves. This ordinance determines which uses are agricultural or compatible uses within an Agricultural Preserve and prohibits all other uses within an Agricultural Preserve.

- Riverside County Ordinance No. 625: This "Right-to-Farm" Ordinance requires that development of residential uses adjacent to properties zoned primarily for agricultural purposes be regulated. Specifically, Ordinance No. 625 states that if any agricultural operation that has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses shall cause said operation to become a nuisance. A note is to be added to the Environmental Constraints Sheet for any tentative land division that states:

  > *"…that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years if it was not a nuisance at the time it began."*

  If any parcel within 300 feet of the site is zoned primarily for agricultural uses at the time of occupancy permit issuance, a project shall comply with the "Right-to-Farm" Ordinance. County Ordinance No. 625 defines land zoned for "primarily agricultural purposes" as any land lying within any one of the following zone classifications established by the Riverside County Land Use Ordinance No. 348: A-1 (Light Agriculture); A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); A-D (Agriculture-Dairy); and C/V (Citrus/Vineyard).

4.2.3 Basis for Determining Significance

A. Agricultural resources

Section II of Appendix G to the State CEQA Guidelines addresses typical adverse effects to agricultural and forestry resources, and includes the following threshold questions to evaluate the Project's impacts on agricultural resources (OPR, 2018a):

- *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;*

- *Conflict with existing zoning for agricultural use, or a Williamson Act contract;*

- *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));*

- *Result in the loss of forest land or conversion of forest land to non-forest use;*

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

Significance thresholds are set forth in Riverside County's Environmental Assessment Checklist, are derived from Section II of Appendix G to the State CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on forest or agricultural resources if construction and/or operation of the Project would:

a. *Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local 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;*

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

c. *Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm");*

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

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

f. *Result in the loss of forest land or conversion of forest land to non-forest use; or*

g. *Involve other changes in the existing environment which, due to their location or nature, could result in con-version of forest land to non-forest use.*

The significance thresholds set forth in Riverside County's Environmental Assessment Checklist were used to evaluate the significance of the proposed Project's impacts on forest and agricultural resources.

4.2.4 IMPACT ANALYSIS

Threshold a.:	***Would the Project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local 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?***

As mapped by the CDC's FMMP, the Project site is mapped as containing approximately 80.0 acres of "Farmland of Local Importance," 75.2 acres of "Other Lands," and 1.8 acres of "Urban and Built-Up Land." Implementation of the proposed Project would result in direct, permanent impacts to 67.8 acres of "Farmland of Local Importance," 60.4 acres of "Other Lands," and 1.8 acre of "Urban and Built-Up Land." Additionally, the remaining 12.2 acres mapped as "Farmland of Local Importance" and 14.8 acres of "Other Lands" occur in areas planned for long-term conservation of natural open space, and thus agricultural use of these areas would be precluded. Thus, the Project would result in direct and indirect impacts to approximately 80.0 acres of "Farmland of Local Importance," 75.2 acres of "Other Lands," and 1.8 acres of "Urban and Built-Up Land." Of these FMMP designations, only "Farmland of Local Importance" is considered to comprise "Farmland." 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. Thus, Project impacts to 80.0 acres of "Farmland of Local Importance" represent a significant impact of the proposed Project.

Threshold b.:	***Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?***

Under existing conditions, the Project site is not zoned for agricultural use. The nearest property that allows for agricultural use per the County's zoning occurs along the eastern Project site boundary, and is zoned for "Residential Agricultural, 5-Acre Minimum Lot Size (R-A-5); however, pursuant to Riverside County Ordinance No. 625, lands designated for R-A-5 are not considered "land zoned for primarily agricultural purposes." There are no lands zone primarily for agricultural use, as defined by Ordinance No. 625, within the Project vicinity. (RCIT, 2021) As such, the Project would not conflict with existing agricultural zoning, and no impact would occur.

Additionally, under existing conditions the Project site is not used for agricultural production. The nearest lands utilized for agricultural production consist of nursery uses and greenhouses located approximately 0.1 mile east of the Project site. The eastern portions of the Project site nearest to this existing agricultural use are planned for long-term conservation of open space. Additionally, there are no components of the proposed Project that could conflict with this existing agricultural use. As such, impacts would be less than significant.

According to Riverside County GIS, there are no agricultural preserves or Williamson Act contracted land within the Project vicinity. The nearest lands that are included within an agricultural preserve and/or are subject to a Williamson Act Contract occur approximately 2.0 miles west of the Project site ("Glen Ivy 1" Agricultural Preserve). Due to the distance between the Project site and the Glen Ivy 1 site, the Project has no potential to result in conflicts with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Impacts would be less than significant.

Threshold c.: Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Riverside County Ordinance No. 625 defines "land zoned for primarily agricultural purposes" as including the following zone classifications established by the Riverside County Land Use Ordinance No. 348: A-1 (Light Agriculture); A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); A-D (Agriculture-Dairy); and C/V (Citrus/Vineyard). Based on this definition, there are no agriculturally-zoned properties within 300 feet of the Project site. Additionally, lands to the southeast of the Project site within the City of Lake Elsinore are not zoned for agricultural uses. Accordingly, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impact would occur.

Threshold d.: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Aside from the Project's impacts to "Farmland" as discussed under the analysis of Threshold a., 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. Although agricultural uses occur in the Project vicinity (refer to the discussion of Threshold b.), there are no components of the proposed Project that could indirectly affect these existing agricultural uses. Additionally, the light industrial and business park land uses proposed as part of the Project generally are considered to be compatible with agricultural uses. Thus, aside from the Project's impacts to Farmland as discussed under the analysis of Threshold a., the Project would not result in any other changes to the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, and impacts would be less than significant.

Threshold e.:	***Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?***
Threshold f.:	***Would the Project result in the loss of forest land or conversion of forest land to non-forest use?***
Threshold g.:	***Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?***

The Project site and surrounding areas are not zoned for forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) (RCIT, 2021). As such, the Project has no potential to conflict with such zoning, and no impact would occur.

According to Figure 4.5.2 (Forestry Resources Western Riverside County) of Riverside County EIR No. 521, which was prepared in conjunction with the County's 2015 General Plan Update, the Project site does not contain any forestry resources under existing conditions. The nearest areas containing forests occur within the Cleveland National Forest, located approximately 1.0 mile south of the Project site. (Riverside County, 2015, Figure 4.5.2). Based on a review of aerial imagery, there are no forestry-related uses within the vicinity of the Project site (Google Earth, 2018). As such, the Project has no potential to result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

Furthermore, the Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impact would occur.

4.2.5 Cumulative Impact Analysis

The cumulative study area for the evaluation of potential impacts to agriculture and forestry resources includes all of western Riverside County. Lands within western Riverside County generally exhibit similar climate, geologic, and soil characteristics, and agricultural production is evaluated by Riverside County and the State of California at the County level. Additionally, agricultural lands throughout western Riverside County are subject to future development that would preclude agricultural uses, based on the various land use designations applied to lands throughout western Riverside County by the County's General Plan.

As discussed under Threshold a., 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 direct and indirect conversion of approximately 80.0 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) could also 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.

As there are no lands zoned primarily for agricultural use abutting the Project site, the Project would not result in a conflict with existing agricultural zoning, and impacts would therefore be less-than-cumulatively considerable. The Project site also does not contain any agricultural uses under existing conditions, the Project site is not located within a Riverside County Agricultural Preserve, and the site is not subject to a Williamson Act contract. There are no components of the proposed Project that could indirectly affect any Agricultural Preserves or Williamson Act-contracted lands within the Project vicinity. Therefore, Project impacts due to a conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve would be less-than-cumulatively considerable.

There are no lands within 300 feet of the Project site that are zoned for A-1, A-P, A-2, A-D, or C/V, and there are no lands subject to these or other agricultural zoning classifications within the Project vicinity. Therefore, impacts due to development of non-agricultural uses within 300 feet of agriculturally-zoned property would be less-than-cumulatively considerable.

There are no components of the proposed Project that could indirectly result in the conversion of nearby Farmland to non-agricultural uses, beyond the direct and indirect impacts to on-site Farmlands. As such, Project impacts due to such conversion would be less-than-cumulatively considerable.

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. Cumulatively-considerable impacts would not occur.

4.2.6 Significance of Impacts Before Mitigation

Threshold a.: Significant Direct and Cumulatively-Considerable Impact. The Project would result in the conversion of approximately 80.0 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.

Threshold b.: Less-than-Significant Impact. Due to distance to the nearest agriculturally-zoned property, there are no components of the Project that have the potential to adversely affect agricultural uses on the nearest agriculturally-zoned property. Therefore, the Project would not conflict with existing agricultural zoning, and impacts would be less than significant. There are no components of the proposed Project that could result in indirect impacts to off-site agricultural uses such that agricultural use of off-site properties would be adversely affected. Accordingly, Project impacts to existing agricultural uses 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.

Threshold c.: No Impact. There are no lands within 300 feet of the Project site that are zoned primarily for agricultural use, as defined by Ordinance No. 625. As such, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally-zoned property, and no impact would occur.

Threshold d.: Less-than-Significant Impact. The Project would not result in any other changes to the existing environment that could result in the conversion of off-site Farmland to non-agricultural use, and impacts would be less than significant.

Thresholds e., f., and g.: 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.

4.2.7 Applicable Regulations, Design Requirements, and Mitigation

Applicable Regulations and Design Requirements

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.

- In the event that zoning changes are approved in the Project vicinity to establish new agriculturally-zoned lands as defined by Riverside County Ordinance No. 625, the provisions of Ordinance No. 625 would 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.

Mitigation

There are no feasible mitigation measures for impacts associated with converting Farmland to non-agricultural use.

On-site mitigation would not be feasible, as development of a light industrial and business park uses cannot co-exist with agricultural uses, and restricting a small portion of the land for agricultural uses would not be economically feasible for agricultural operations. Further, it would not be economically viable for the Project Applicant to reserve all or a portion of the Project site for agricultural uses, as reservation of the land would negatively affect the Project Applicant's rate of return on its investment. Agricultural uses also would be incompatible with development of the Project and other urbanized uses which exist or will exist in the future.

Off-site mitigation would also not be feasible. Available agricultural land within the general Project area is subject to the identical market conditions and challenges that other agricultural operations have faced before making the decision to cease operating or relocate; namely, market pressures related to urbanization, increasing expenses, and declining profitability. As discussed in the General Plan EIR (SCH No. 2009041065), similar agriculture operations either are in the process of converting to urbanized land uses, or are relatively small and surrounded by urban development on all sides. As development in Riverside County continues, these locations will become less viable for agriculture, and significant agricultural operations are not likely to continue. Therefore, off-site mitigation would be economically infeasible, or would be precluded due to the unavailability of appropriate mitigation land. Case law supports the finding that a Lead Agency need not require mitigation where the EIR noted the long-term trend in agricultural land conversion due to development pressures in the region and concluded that mitigation was not feasible (*Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4th 1261, and *Cherry Valley Pass Acres and Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316). Accordingly, feasible mitigation is not available to reduce impacts associated with the conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use.

4.2.8 Significance of Impacts After Mitigation

Threshold a.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. Feasible mitigation measures are not available for the Project's conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use.

Although it may be possible in some circumstances for impacts to agricultural land to be partially mitigated through the acquisition of off-site properties and placing such properties into permanent agricultural easements (i.e., compensatory mitigation), in this case such 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 (See also the discussion above in subsection 4.2.7 regarding the infeasibility of off-site mitigation).

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.

4.3 AIR QUALITY

This Subsection is based on a technical report prepared by ECORP, titled, "Air Quality & Greenhouse Gas Assessment, Renaissance Ranch Project" (herein, "AQA"), which is dated March 2021 and is included as Technical Appendix B to this EIR (ECORP, 2021a).

4.3.1 EXISTING CONDITIONS

Air quality in a region is determined by its topography, meteorology, and existing air pollutant sources. These factors are discussed below, along with the current regulatory structure that applies to the South Coast Air Basin (SCAB), which encompasses the Project site, pursuant to the regulatory authority of the South Coast Air Quality Management District (SCAQMD). Ambient air quality is commonly characterized by climate conditions, the meteorological influences on air quality, and the quantity and type of pollutants released. The air basin is subject to a combination of topographical and climatic factors that reduce the potential for high levels of regional and local air pollutants. The following subsections describe the pertinent characteristics of the air basin and provides an overview of the physical conditions affecting pollutant dispersion in the Project area. (ECORP, 2021a, p. 3)

A. South Coast Air Basin

The California Air Resources Board (CARB) divides the State into air basins that share similar meteorological and topographical features. The Project site lies in the SCAB, which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter. (ECORP, 2021a, p. 3)

1. Temperature and Precipitation

The air basin is part of a semi-permanent high-pressure zone in the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild weather pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds. The annual average temperature varies little throughout the 6,645-square-mile SCAB, ranging from the low 60s to the high 80s, measured in degrees Fahrenheit (°F). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas. (ECORP, 2021a, p. 4)

In contrast to a very steady pattern of temperature, rainfall is seasonally and annually highly variable. Almost all annual rains fall between November and April. Summer rainfall is normally restricted to widely scattered thundershowers near the coast, with slightly heavier shower activity in the east and over the mountains. (ECORP, 2021a, p. 3)

2. Humidity

Although the SCAB has a semiarid climate, the air near the earth's surface is typically moist because of the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the

SCAB by offshore winds, the "ocean effect" is dominant. Periods of heavy fog, especially along the coast, are frequent, and low clouds, often referred to as high fog, are a characteristic climatic feature. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SCAB. (ECORP, 2021a, p. 3)

3. Wind

Wind patterns across the south coastal region are characterized by westerly or southwesterly onshore winds during the day and by easterly or northeasterly breezes at night. Wind speed is higher during the dry summer months than during the rainy winter. Between periods of wind, air stagnation may occur in both the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall, surface high-pressure systems over the SCAB, combined with other meteorological conditions, can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished. The mountain ranges to the east affect the diffusion of pollutants by inhibiting the eastward transport of pollutants. Air quality in the SCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions. (ECORP, 2021a, p. 4)

4. Inversions

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two similarly distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the "mixing height." The combination of winds and inversions is a critical determinant leading to highly degraded air quality in the summer and generally good air quality in the winter in Riverside County. (ECORP, 2021a, p. 4)

B. Criteria Air Pollutants

Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. Ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$) are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Pollutants such as carbon monoxide (CO), nitrogen dioxide (NO_2), and sulfur dioxide (SO_2) are considered to be local pollutants because they tend to accumulate in the air locally. PM is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in Table 4.3-1, *Criteria Air Pollutants – Summary of Common Sources and Effects*. (ECORP, 2021a, p. 4)

- **Carbon Monoxide (CO)**. CO in the urban environment is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches, aggravate cardiovascular disease, and impair central nervous system functions. CO

Table 4.3-1 Criteria Air Pollutants – Summary of Common Sources and Effects

Pollutant	Major Manmade Sources	Human Health & Welfare Effects
CO	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, effecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
NO_2	A reddish-brown gas formed during fuel combustion for motor vehicles, energy utilities and industrial sources.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Causes brown discoloration of the atmosphere.
O_3	Formed by a chemical reaction between reactive organic gases (ROGs) and nitrous oxides (N_2O) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.
PM_{10} & $PM_{2.5}$	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
SO_2	A colorless, nonflammable gas formed when fuel containing sulfur is burned. Examples are refineries, cement manufacturing, and locomotives.	Respiratory irritant. Aggravates lung and heart problems. Can damage crops and natural vegetation. Impairs visibility.

(ECORP, 2021a, Table 2-1)

concentrations can vary greatly over comparatively short distances. Relatively high concentrations of CO are typically found near crowded intersections and along heavy roadways with slow moving traffic. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within relatively short distances (i.e., up to 600 feet or 185 meters) of the source. Overall CO emissions are decreasing as a result of the Federal Motor Vehicle Control Program, which has mandated increasingly lower emission levels for vehicles manufactured since 1973. CO levels in the SCAB are in compliance with the State and federal one- and eight-hour standards. (ECORP, 2021a, p. 5)

- **Nitrogen Oxides (NO_X).** Nitrogen gas comprises about 80 percent of the air and is naturally occurring. At high temperatures and under certain conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitric oxides (NO_X). Motor vehicle emissions are the main source of NO_X in urban areas. NO_X is very toxic to animals and humans because of its ability to form nitric acid with water in the eyes, lungs, mucus membrane, and skin. In animals, long-term exposure to NO_X increases susceptibility to respiratory infections, and lowering resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations can suffer from lung irritation or possible lung damage. Precursors of NO_X, such as NO and NO_2, attribute to the formation of O_3 and $PM_{2.5}$. Epidemiological studies have also shown associations between NO_2 concentrations and daily mortality

from respiratory and cardiovascular causes and with hospital admissions for respiratory conditions. (ECORP, 2021a, pp. 5-6)

- **Ozone (O_3)**. O_3 is a secondary pollutant, meaning it is not directly emitted. It is formed when volatile organic compounds (VOCs) or ROG and NO_X undergo photochemical reactions that occur only in the presence of sunlight. The primary source of ROG emissions is unburned hydrocarbons in motor vehicle and other internal combustion engine exhaust. NO_X forms as a result of the combustion process, most notably due to the operation of motor vehicles. Sunlight and hot weather cause ground-level O_3 to form. Ground-level O_3 is the primary constituent of smog. Because O_3 formation occurs over extended periods of time, both O_3 and its precursors are transported by wind and high O_3 concentrations can occur in areas well away from sources of its constituent pollutants. People with lung disease, children, older adults, and people who are active can be affected when O_3 levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level O_3 exposure to a variety of problems including lung irritation, difficult breathing, permanent lung damage to those with repeated exposure, and respiratory illnesses. (ECORP, 2021a, p. 6)

- **Particulate Matter (PM)**. Particulate matter includes both aerosols and solid particulates of a wide range of sizes and composition. Of concern are those particles smaller than or equal to 10 microns in diameter size (PM_{10}) and smaller than or equal to 2.5 microns in diameter ($PM_{2.5}$). Smaller particulates are of greater concern because they can penetrate deeper into the lungs than larger particles. PM_{10} is generally emitted directly as a result of mechanical processes that crush or grind larger particles or form the resuspension of dust, typically through construction activities and vehicular travel. PM_{10} generally settles out of the atmosphere rapidly and is not readily transported over large distances. $PM_{2.5}$ is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants, including NO_X, sulfur oxides (SO_X) and VOCs. $PM_{2.5}$ can remain suspended in the atmosphere for days and/or weeks and can be transported long distances. (ECORP, 2021a, p. 6)

  The principal health effects of airborne PM are on the respiratory system. Short-term exposure of high $PM_{2.5}$ and PM_{10} levels are associated with premature mortality and increased hospital admissions and emergency room visits. Long-term exposure is associated with premature mortality and chronic respiratory disease. According to the U.S. Environmental Protection Agency (USEPA), some people are much more sensitive than others to breathing PM_{10} and $PM_{2.5}$. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM_{10} and $PM_{2.5}$. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths. (ECORP, 2021a, pp. 6-7)

- **Volatile Organic Compounds (VOCs)**. VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is,

they do not react at the same speed or do not form O_3 to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The terms VOC and ROG (see below) interchangeably. Breathing VOCs can irritate the eyes, nose and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health effects, though many have several.

- **Reactive Organic Compounds (ROGs)**. Similar to VOC, ROGs are also precursors in forming O_3 and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_X react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The terms ROG and VOC are used interchangeably. Health effects associated with ROGs are similar to VOCs, as discussed above.

C. *Toxic Air Contaminants (TACs)*

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis. (ECORP, 2021a, p. 7)

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Additionally, diesel engines emit a complex mixture of air pollutants composed of gaseous and solid material. The solid emissions in diesel exhaust are known as diesel particulate matter (DPM). In 1998, California identified DPM as a TAC based on its potential to cause cancer, premature death, and other health problems (e.g., asthma attacks and other respiratory symptoms). Those most vulnerable are children (whose lungs are still developing) and the elderly (who may have other serious health problems). Overall, diesel engine emissions are responsible for the majority of California's known cancer risk from outdoor air pollutants. Diesel engines also contribute to California's $PM_{2.5}$ air quality problems. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of TACs include cancer, birth defects, neurological damage, and death. (ECORP, 2021a, p. 7)

DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particles and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are

carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine. Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs; due to their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung. (ECORP, 2021a, p. 7)

DPM is emitted from both mobile and stationary sources. In California, on-road diesel-fueled engines contribute approximately 24 percent of the Statewide total, with an additional 71 percent attributed to other mobile sources such as construction and mining equipment, agricultural equipment, and transport refrigeration units. Stationary sources contribute about five percent of total DPM. It should be noted that CARB has developed several plans and programs to reduce diesel emissions such as the Diesel Risk Reduction Plan, the Statewide Portable Equipment Registration Program, and the Diesel Off-Road Reporting System. (ECORP, 2021a, p. 44)

Diesel exhaust and many individual substances contained in it (including arsenic, benzene, formaldehyde, and nickel) have the potential to contribute to mutations in cells that can lead to cancer. Long-term exposure to diesel exhaust particles poses the highest cancer risk of any TAC evaluated by the Office of Environmental Health Hazard Assessment (OEHHA). CARB estimates that about 70 percent of the cancer risk that the average Californian faces from breathing toxic air pollutants stems from diesel exhaust particles. (ECORP, 2021a, p. 44)

In its comprehensive assessment of diesel exhaust, OEHHA analyzed more than 30 studies of people who worked around diesel equipment including truck drivers, railroad workers, and equipment operators. The studies showed these workers were more likely to develop lung cancer than workers who were not exposed to diesel emissions. These studies provide strong evidence that long-term exposure to diesel exhaust increases the risk of lung cancer. Using information from OEHHA's assessment, CARB estimates that diesel particle levels measured in California's air in 2000 could cause 540 "excess" cancers in a population of one million people over a 70-year lifetime. Other researchers and scientific organizations, including the National Institute for Occupational Safety and Health (NIOSH), have calculated cancer risks from diesel exhaust similar to those developed by OEHHA and CARB. (ECORP, 2021a, p. 44)

Exposure to diesel exhaust can have immediate health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks. (ECORP, 2021a, pp. 44-45)

Diesel engines are a major source of fine-particulate pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particulate pollution. Numerous

studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. In California, diesel exhaust particles have been identified as a carcinogen. (ECORP, 2021a, p. 45)

D. Ambient Air Quality

Ambient air quality at the Project site can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. CARB maintains more than 60 monitoring stations throughout California. The Lake Elsinore-W Flint Street (506 West Flint Street, Lake Elsinore) air quality monitoring station, located approximately 6.5 miles southeast of the Project area, is the closest station to the site. The Lake Elsinore-W Flint Street monitoring station monitors ambient concentrations of O_3, $PM_{2.5}$, and PM_{10}. NO_2 and CO concentrations are monitored at the air basin level. Ambient emission concentrations will vary due to localized variations in emission sources and climate and should be considered "generally" representative of ambient concentrations in the development area. (ECORP, 2021a, pp. 7-8)

Table 4.3-2, *Summary of Ambient Air Quality Data*, summarizes the published data concerning O_3, PM_{10}, and $PM_{2.5}$ since 2017 from the Lake Elsinore-W Flint Street monitoring station for each year that the monitoring data is provided. O_3, PM_{10}, and $PM_{2.5}$ are the pollutant species most potently affecting the Project region. Table 4.3-2 also summarizes the published data concerning NO_2 and CO. (ECORP, 2021a, p. 8)

The USEPA and CARB designate air basins or portions of air basins and counties as being in "attainment" or "nonattainment" for each of the criteria pollutants. Areas that do not meet the standards are classified as nonattainment areas. The National Ambient Air Quality Standards (NAAQS) (other than O_3, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. The NAAQS for O_3, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The California Ambient Air Quality Standards (CAAQS) are not to be exceeded during a three-year period. The attainment status for the SCAB is shown in Table 4.3-3, *Attainment Status of Criteria Pollutants in the Western Riverside County Portion of South Coast Air Basin*. (ECORP, 2021a, pp. 8-9)

The determination of whether an area meets the State and federal standards is based on air quality monitoring data. Some areas are unclassified, which means there is insufficient monitoring data for determining attainment or nonattainment. Unclassified areas are typically treated as being in attainment. Because the attainment/ nonattainment designation is pollutant-specific, an area may be classified as nonattainment for one pollutant and attainment for another. Similarly, because the State and federal standards differ, an area could be classified as attainment for the federal standards of a pollutant and as nonattainment for the State standards of the same pollutant. The portion of the SCAB that includes the Project site is designated as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3, PM_{10}, and $PM_{2.5}$. (ECORP, 2021a, p. 9)

Table 4.3-2 Summary of Ambient Air Quality Data

Pollutant Standards	2017	2018	2019
O_3			
Max 1-hour concentration (ppm)	0.121	0.116	0.108
Max 8-hour concentration (ppm) (state/federal)	0.098 / 0.098	0.096 / 0.095	0.089 / 0.089
Number of days above 1-hour standard (state/federal)	23 / 0	16 / 0	4 / 0
Number of days above 8-hour standard (state/federal)	56 / 54	31 / 30	31 / 28
NO_2			
Max 1-hour concentration (ppb) (state/federal)	65.0 / 65.1	55.0 / 55.4	56.0 / 56.0
Number of days above 1-hour standard (state/federal)	0 / 0	0 / 0	0 / 0
CO			
Max concentration (ppm) (state/federal)	3.58 / 3.58	4.67 / 4.67	3.96 / 3.96
Number of days above standard (state/federal)	0 / 0	0 / 0	0 / 0
PM_{10}			
Max 24-hour concentration (µg/m3) (state/federal)	* / 134.1	* / 105.3	* / 93.8
Number of days above 24-hour standard (state/federal)	* / 0	* / 0	* / *
$PM_{2.5}$			
Max 24-hour concentration (µg/m3) (state/federal)	27.2 / *	31.3 / *	17.6 / *
Number of days above federal 24-hour standard	*	*	*

Source: CARB 2020a
CO values are specific to the years 2010, 2011, and 2012, the latest available data for the South Coast Air Basin.
µg/m3 = micrograms per cubic meter; ppm = parts per million; ppb = parts per billion
* = Insufficient data available
(ECORP, 2021a, Table 2-2)

Table 4.3-3 Attainment Status of Criteria Pollutants in the Western Riverside County Portion of South Coast Air Basin

Pollutant	State Designation	Federal Designation
O_3	Nonattainment	Nonattainment
PM_{10}	Nonattainment	Attainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Unclassified/Attainment
NO_2	Attainment	Unclassified/Attainment
SO_2	Attainment	Unclassified/Attainment

(ECORP, 2021a, Table 2-3)

E. Sensitive Receptors

Sensitive receptors are defined as facilities or land uses that include members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. (ECORP, 2021a, p. 9)

The Project would entail onsite and offsite improvements. The nearest sensitive receptors to the Project site are rural residences located on Horsethief Canyon Road as well as residences located in the Horsethief Canyon Ranch Community located directly adjacent to the southern and western Project site boundary. The installation of the proposed offsite water line would occur directly adjacent to a rural residence located on Horsethief Canyon Road. (ECORP, 2021a, p. 9)

4.3.2 Applicable Regulatory Requirements

The following is a brief description of the federal, State, and local environmental laws and related regulations governing air quality emissions.

A. Federal Regulations

1. Federal Clean Air Act

The Clean Air Act (CAA; 42 U.S.C. § 7401 et seq.) is the comprehensive federal law that regulates air emissions from stationary and mobile sources. Among other things, this law authorizes Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants, which include O_3, CO, NO_x, SO_2, PM_{10}, $PM_{2.5}$, and lead. (EPA, n.d.)

One of the goals of the CAA was to set and achieve NAAQS in every state by 1975 in order to address the public health and welfare risks posed by certain widespread air pollutants. The setting of these pollutant standards was coupled with directing the states to develop state implementation plans (SIPs), applicable to appropriate industrial sources in the state, in order to achieve these standards. The CAA was amended in 1977 and 1990 primarily to set new goals (dates) for achieving attainment of NAAQS since many areas of the country had failed to meet the deadlines. (EPA, n.d.)

The sections of the federal CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions address the urban air pollution problems of ozone (smog), carbon monoxide (CO), and particulate matter (PM_{10}). Specifically, it clarifies how areas are designated and re-designated "attainment." It also allows EPA to define the boundaries of "nonattainment" areas: geographical areas whose air quality does not meet Federal air quality standards designed to protect public health. (EPA, n.d.) Mobile source emissions are regulated in accordance with the

CAA Title II provisions. These standards are intended to reduce tailpipe emissions of hydrocarbons, CO, and NOx on a phased-in basis that began in model year 1994. Automobile manufacturers also are required to reduce vehicle emissions resulting from the evaporation of gasoline during refueling. These provisions further require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. (EPA, n.d.)

Section 112 of the Clean Air Act addresses emissions of hazardous air pollutants. Prior to 1990, CAA established a risk-based program under which only a few standards were developed. The 1990 Clean Air Act Amendments revised Section 112 to first require issuance of technology-based standards for major sources and certain area sources. "Major sources" are defined as a stationary source or group of stationary sources that emit or have the potential to emit 10 tons per year or more of a hazardous air pollutant or 25 tons per year or more of a combination of hazardous air pollutants. An "area source" is any stationary source that is not a major source. (EPA, n.d.)

For major sources, Section 112 requires that EPA establish emission standards that require the maximum degree of reduction in emissions of hazardous air pollutants. These emission standards are commonly referred to as "maximum achievable control technology" or "MACT" standards. Eight years after the technology-based MACT standards are issued for a source category, EPA is required to review those standards to determine whether any residual risk exists for that source category and, if necessary, revise the standards to address such risk. (EPA, n.d.)

2. National Emissions Standards for Hazardous Air Pollutants (NESHAPS) Program

National Emission Standards for Hazardous Air Pollutants (NESHAP) are stationary source standards for hazardous air pollutants. Hazardous air pollutants (HAPs) are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects. The EPA develops national enforcement initiatives that focus on significant environmental risks and noncompliance patterns. For Fiscal Years 2014 to 2016, the Cutting Hazardous Air Pollutants National Initiatives Strategy focuses on categories of sources that emit HAPs. (EPA, n.d.)

Sources subject to NESHAPs are required to perform an initial performance test to demonstrate compliance. To demonstrate continuous compliance, sources are generally required to monitor control device operating parameters which are established during the initial performance test. Sources may also be required to install and operate continuous emission monitors to demonstrate compliance. Consistent with EPA's Clean Air Act Stationary Source Compliance Monitoring Strategy, NESHAP sources that meet the Clean Air Act definition of "major source" generally receive a full compliance evaluation by the state or regional office at least once every two years. (EPA, n.d.)

B. State Regulations

1. California Clean Air Act (CCAA)

The California Clean Air Act (CCAA) establishes numerous requirements for district plans to attain state ambient air quality standards for criteria air contaminants. The CCAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the State's ambient air quality standards, the California Ambient Air Quality Standards (CAAQS), by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, established standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. Generally, the CAAQS are more stringent than the NAAQS. For districts with serious air pollution, its attainment plan should include the following: no net increase in emissions from new and modified stationary sources; and best available retrofit technology for existing sources. (SCAQMD, n.d.)

2. Air Toxic Hot Spots Act

The Air Toxic Hot Spots Act (Health & Safety Code §§ 44300, et seq.) requires facilities emitting specified quantities of pollutants to conduct risk assessments describing the health impacts to neighboring communities created by their emissions of numerous specified hazardous compounds. If the district determines the health impact to be significant, neighbors must be notified. In addition, state law requires the facility to develop and implement a plan to reduce the health impacts to below significance, generally within five years. Additional control requirements for hazardous emissions from specific industries are established by the state and enforced by districts. (SCAQMD, n.d.)

3. Air Quality Management Planning

The California Air Resources Board (CARB) and local air districts throughout the State are responsible for developing clean air plans to demonstrate how and when California will attain air quality standards established under both the CAA and CCAA. For the areas within California that have not attained air quality standards, CARB works with local air districts to develop and implement State and local attainment plans. In general, attainment plans contain a discussion of ambient air quality data and trends; a baseline emissions inventory; future year projections of emissions, which account for growth projections and already adopted control measures; a comprehensive control strategy of additional measures needed to reach attainment; an attainment demonstration, which generally involves complex modeling; and contingency measures. Plans may also include interim milestones for progress toward attainment. Air quality planning activities undertaken by CARB also include the development of policies, guidance, and regulations related to State and federal ambient air quality standards; coordination with local agencies on transportation plans and strategies; and providing assistance to local districts and transportation agencies. (CARB, 2012)

4. California Air Resources Board Rules

The CARB enforces rules related to air pollutant emissions in the State of California. Rules with applicability to the Project include, but are not limited to, those listed below.

- CARB Rule 2480 (13 CCR 2480): Airborne Toxics Control Measure to Limit School Bus Idling and Idling at Schools, which limits nonessential idling for commercial trucks and school buses within 100 feet of a school.
- CARB Rule 2485 (13 CCR 2485): Airborne Toxic Control Measure to Limit Diesel-Fuel Commercial Vehicle Idling, which limits nonessential idling to five minutes or less for commercial trucks.
- CARB Rule 2449 (13 CCR 2449): In-Use Off-Road Diesel Idling Restricts, which limits nonessential idling to five minutes or less for diesel-powered off-road equipment.

5. South Coast Air Quality Management District Rules

The South Coast Air Quality Management District (SCAQMD) enforces rules related to air pollutant emissions in the SCAB. Rules with applicability to the Project include, but are not limited to, those listed below.

- SCAQMD Rule 201: Permit to Construct
- SCAQMD Rule 402: Nuisance Odors
- SCAQMD Rule 403: Fugitive Dust
- SCAQMD Rule 431.2: Low Sulfur Fuel
- SCAQMD Rule 1113: Architectural Coatings
- SCAQMD Rule 1186: PM_{10} Emissions from Paved and Unpaved Roads, and Livestock Operations

6. Truck & Bus Regulation

Under the Truck and Bus Regulation, adopted by CARB in 2008, all diesel truck fleets operating in California are required to adhere to an aggressive schedule for upgrading and replacing heavy-duty truck engines. Older, more polluting trucks are required to be replaced first, while trucks that already have relatively clean engines are not required to be replaced until later. Pursuant to the Truck and Bus Regulation, all pre-1994 heavy trucks (trucks with a gross vehicle weight rating greater than 26,000 pounds) were to be removed from service on California roads by 2015. Between 2015 and 2020, pre-2000 heavy trucks will be equipped with PM filters and will be upgraded or replaced with an engine that meets 2010 emissions standards. The upgrades/replacements will occur on a rolling basis based on model year. By 2023, all heavy trucks operating on California roads must have engines that meet 2010 emissions standards. Lighter trucks (those with a gross vehicle weight rating of 14,001 to 26,000 pounds) must adhere to a similar schedule, and will all be replaced by 2020. (CARB, n.d.)

7. Advanced Clean Truck Regulation

In June, 2020, CARB adopted a new Rule requiring truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California will be required to be zero-emission. Manufacturers who certify Class 2b-8 chassis or complete vehicles with combustion engines would be required to sell zero-emission trucks as an increasing percentage of their annual California sales from 2024 to 2035. By 2035, zero-emission truck/chassis sales would need to be 55% of Class 2b – 3 truck sales, 75% of Class 4 – 8 straight truck sales, and 40% of truck tractor sales. CARB reports that as of 2020, most commercially-available models of zero-emission vans, trucks and buses operate less than 100

miles per day. Commercial availability of electric-powered long-haul trucks is very limited. However, as technology advances over the next 20 years, zero-emission trucks will become suitable for more applications, and several truck manufacturers have announced plans to introduce market ready zero-emission trucks in the future. (CARB, 2020)

8. Senate Bill 535 – Disadvantaged Communities

Senate Bill 535 ("SB 535"; De León, Chapter 830, 2012) recognizes the potential vulnerability of low-income and disadvantaged communities to poor air quality. Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time reducing pollution that causes climate change. Authorized by the California Global Warming Solutions Act of 2006 (AB 32), the State's cap-and-trade program is one of several strategies that California uses to reduce greenhouse gas emissions that cause climate change. The funds must be used for programs that further reduce emissions of greenhouse gases. SB 535 requires that 25 percent of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. The California Environmental Protection Agency (CalEPA) is charged with the duty to identify disadvantaged communities. CalEPA bases its identification of these communities on geographic, socioeconomic, public health, and environmental hazard criteria (Health and Safety Code, section 39711, subsection (a)). In this capacity, CalEPA currently defines a disadvantaged community, from an environmental hazard and socioeconomic standpoint, as a community that scores within the top 25 percent of the census tracts, as analyzed by the California Communities Environmental Health Screening Tool Version 3.0 (CalEnviroScreen). (OEHHA, 2017)

9. Senate Bill 1000 – Environmental Justice in Local Land Use Planning

In an effort to address the inequitable distribution of pollution and associated health effects in low-income communities and communities of color, the Legislature passed and Governor Brown signed Senate Bill 1000 (SB 1000) in 2016, requiring local governments to identify environmental justice communities (called "disadvantaged communities") in their jurisdictions and address environmental justice in their general plans. This new law has several purposes, including to facilitate transparency and public engagement in local governments' planning and decision-making processes, reduce harmful pollutants and the associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation. SB 1000 requires environmental justice elements to identify objectives and policies to reduce unique or compounded health risks in disadvantaged communities. Generally, environmental justice elements will include policies to reduce the community's exposure to pollution through air quality improvement. SB 1000 affirms the need to integrate environmental justice principles into the planning process to prioritize improvements and programs that address the needs of disadvantaged communities. (OAG, n.d.)

10. Assembly Bill 617

Assembly Bill 617 (AB 617) was enacted into law in 2017, and relates to criteria air pollutants and toxic air contaminants from sources other than vehicles. In response to AB 617, the California Air Resources Board (CARB) established the Community Air Protection Program (CAPP or Program). The Program's focus is to reduce exposure in communities most impacted by air pollution. Communities around the State are working together to develop and implement new strategies to measure air pollution and reduce health impacts. This first-of-its-kind statewide effort includes community air monitoring and community emissions reduction programs. In addition, the Legislature appropriated funding to support early actions to address localized air pollution through targeted incentive funding to deploy cleaner technologies in these communities, as well as grants to support community participation in the AB 617 process. AB 617 also includes new requirements for accelerated retrofit of pollution controls on industrial sources, increased penalty fees, and greater transparency and availability of air quality and emissions data, which will help advance air pollution control efforts throughout the State. This new effort provides an opportunity to continue to enhance air quality planning efforts and better integrate community, regional, and State level programs to provide clean air. (CARB, n.d.)

C. Regional Regulations

1. Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

The Southern California Association of Governments (SCAG) is a Joint Powers Authority (JPA) under California State law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under State law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles.

SCAG's *2020-2045 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)*, also referred to as *Connect SoCal*, develops long-range regional transportation plans including a sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations and other plans for the region. The RTP/SCS provides objectives for meeting air pollution emissions reduction targets set forth by the California Air Resources Board (CARB); these objectives were provided in direct response to Senate Bill 375 (SB 375) which was enacted to reduce greenhouse gas emissions from automobiles and light trucks through integrated transportation, land use, housing, and environmental planning. The Subregional Sustainable Communities Strategies identifies the Project Site as being located in an area with a "Standard Suburban" land use pattern, which is defined as auto-oriented development with a minimal mix of land uses.

The *Goods Movement Technical Report* of *Connect SoCal* recognizes that the SCAG region is the premier trade gateway for the United States. *Connect SoCal* acknowledges that the SCAG region has witnessed continued growth for warehousing, distribution, cold storage and truck terminal facilities, with a majority of the growth for national and regional distribution facilities occurring in the Inland Empire. Through *Connect*

SoCal, SCAG is working on various regional strategies to maintain the SCAG region as an important trade gateway while addressing regional transportation efficiency and environmental sustainability.

2. Riverside County Climate Action Plan (CAP)

The County of Riverside Climate Action Plan (CAP), which was adopted in December 2015 and most recently updated in November 2019, was designed under the premise that the County of Riverside, and the community it represents, is uniquely capable of addressing emissions associated with sources under Riverside County's jurisdiction, and that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The 2019 CAP Update establishes GHG emission reduction programs and regulations that correlate with and support evolving state GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 $MTCO_2e$/yr below the Adjusted Business As Usual (ABAU) scenario by 2030 and at least 2,982,948 $MTCO_2e$/yr below the ABAU scenario by 2050. To evaluate consistency with the CAP Update, the County has implemented CAP Update Screening Tables (Screening Tables) to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated in development projects. To this end, the Screening Tables establish categories of GHG Implementation Measures. Under each Implementation Measure category, mitigation or project design features (collectively "features") are assigned point values that correspond to the minimum GHG emissions reduction that would result from each feature. 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. The potential for such projects to generate direct or indirect GHG emissions that would result in a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG would be considered less than significant. (ECORP, 2021a, p. 60)

3. Riverside County General Plan Air Quality Element

The County General Plan Air Quality Element identifies goals, policies and programs that are meant to balance the County's actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element addresses ambient air quality standards set forth by the USEPA and CARB. The Air Quality Element contains policies designed to establish a regional basis for improving air quality. The following relevant and applicable policies from the County's Air Quality Element have been identified for the Project:

AQ 1.1: Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.4: Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 2.1: The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.

AQ 2.2: Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

AQ 3.1: Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.

AQ 3.3: Encourage large employers and commercial/industrial complexes to create Transportation Management Associations.

AQ 4.1: Require the use of all feasible building materials/methods which reduce emissions.

AQ 4.2: Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.6: Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7: To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.9: Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

4. Riverside County Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/ Distribution Uses

The County of Riverside Board of Supervisors *Good Neighbor Policy for Logistics and Warehouse/ Distribution Uses* ("Good Neighbor Policy") provides a framework through which large-scale logistics and warehouse projects, such as that proposed by the Project, can be designed and operated in a way that lessens their impact on surrounding communities and the environment. It is meant to apply Best Management Practices to help minimize potential impacts to sensitive receptors and is intended to be used in conjunction with the County's Land Use Ordinance, which provides development requirements for said projects. This policy provides a series of development and operational criteria applicable to logistics and warehouse projects that include any building larger than 250,000 square feet in size that are implemented to supplement project-level mitigation measures in order to further reduce impacts related to logistics and warehousing development and operations. A complete list of applicable Good Neighbor Policy requirements is included in subsection 2.2.3 of the Project's AQA (*Technical Appendix B*). It should be noted that the currently-proposed Project consists of applications for a General Plan Amendment, Specific Plan Amendment, and Change of Zone, and no site-specific development applications (e.g., plot plans, etc.) are proposed at this time. As the Good Neighbor Policy requirements relate to site-specific development and construction activities, the requirements of the Good Neighbor Policy would be enforced as part of the County's review of future site-specific development applications, such as implementing plot plans.

4.3.3 BASIS FOR DETERMINING SIGNIFICANCE

A. Thresholds of Significance

Section III of Appendix G to the State CEQA Guidelines addresses typical adverse effects to air quality, and includes the following threshold questions to evaluate the Project's impacts due to air quality emissions (OPR, 2018a):

- Would the Project conflict with or obstruct implementation of the applicable air quality plan?
- Would the Project 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?
- Would the Project expose sensitive receptors to substantial pollutant concentrations?
- Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Significance thresholds are set forth in Riverside County's Environmental Assessment Checklist, are derived from Section II of Appendix G to the State CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact due to air quality emissions if construction and/or operation of the Project would:

a. *Conflict with or obstruct implementation of the applicable air quality plan;*
b. *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;*
c. *Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations; or*
d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.*

The significance thresholds set forth in Riverside County's Environmental Assessment Checklist were used to evaluate the significance of the proposed Project's impacts due to air quality emissions.

B. SCAQMD Regional Thresholds

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD) may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the proposed Project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality

for construction and operational activities of land use development projects such as that proposed, as shown in Table 4.3-4, *SCAQMD Regional Significance Thresholds (Pounds per Day)*. (ECORP, 2021a, p. 20)

Table 4.3-4 SCAQMD Regional Significance Thresholds (Pounds per Day)

Air Pollutant	Construction Activities	Operations
Reactive Organic Gas	75	55
Carbon Monoxide	550	550
Nitrogen Oxide	100	55
Sulfur Oxide	150	150
Coarse Particulate Matter	150	150
Fine Particulate Matter	55	55

(ECORP, 2021a, Table 2-4)

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable. (ECORP, 2021a, p. 21)

C. *SCAQMD Localized Significance Thresholds*

In addition to regional significance thresholds, the SCAQMD developed localized significance thresholds (LSTs) for emissions of NO_2, CO, PM_{10}, and $PM_{2.5}$ generated at new development sites (offsite mobile source emissions are not included in the LST analysis protocol). LSTs represent the maximum emissions that can be generated at a Project site without expecting to cause or substantially contribute to an exceedance of the most stringent national or State ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the Project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. LST analysis for construction is applicable for all projects that disturb five acres or less on a single day. The Project site is located within SCAQMD SRA 25 (Lake Elsinore). Table 4.3-5, *Localized Significance Thresholds at or within 25 Meters of a Sensitive Receptor*, shows the LSTs for a one-acre, two-acre, and five-acre project site in SRA 25 with sensitive receptors located within 25 meters of the Project site. (ECORP, 2021a, p. 21)

Table 4.3-5 Localized Significance Thresholds at or within 25 Meters of a Sensitive Receptor

Project Size	Pollutant (pounds per day Construction/Operations)			
	NO_2	CO	PM_{10}	$PM_{2.5}$
1 Acre	162 / 162	750 / 750	4 / 1	3 / 1
2 Acres	234 / 234	1,100 / 1,100	7 / 2	4 / 1
5 Acres	371 / 371	1,965 / 1,965	13 / 4	8 / 2

(ECORP, 2021a, Table 2-5)

D. Toxic Air Contaminant Thresholds

The SCAQMD regulates levels of air toxics through a permitting process that covers both construction and operation. The SCAQMD has adopted Rule 1401 for both new and modified sources that use materials classified as air toxics. The SCAQMD CEQA Guidelines for permit processing consider the following types of projects significant: (ECORP, 2021a, p. 21)

- Any project involving the emission of a carcinogenic or toxic air contaminant identified in SCAQMD Rule 1401 that exceeds the maximum individual cancer risk of 10 in one million if the project is constructed with best available control strategy for toxics (T-BACT) using the procedures in SCAQMD Rule 1401. (ECORP, 2021a, p. 21)

- Any project that could accidentally release an acutely hazardous material or routinely release a toxic air contaminant posing an acute health hazard above an acute or chronic hazard index of 1.0. (ECORP, 2021a, p. 22)

E. Methodology

Air quality impacts were assessed in accordance with methodologies recommended by the County of Riverside General Plan and the SCAQMD. Onsite construction-related (including worker commutes and vendors), area source, and energy source emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2016.3.2. Construction haul truck emissions and operational mobile source emissions were calculated with the 2017 version of the EMission FACtor model (EMFAC) developed by CARB. Construction-generated air pollutant emissions, including proposed offsite improvements, were primarily calculated using CalEEMod model defaults for Riverside County. Additionally, construction-related DPM concentrations and associated dispersion generated from both off-road equipment and construction haul truck were modeled using the HARP2 modeling program provided by CARB, with regulatory default settings, to perform the dispersion and health risk modeling for purposes of analysis. Refer to subsection 2.3.3 of the Project's AQA (*Technical Appendix B*) for a complete discussion of the methodologies employed to estimate the Project's air quality emissions. (ECORP, 2021a, pp. 22-23)

4.3.4 IMPACT ANALYSIS

Threshold a.: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

As part of its enforcement responsibilities, the USEPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, State, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the NAAQS and CAAQS. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date. (ECORP, 2021a, p. 41)

The Project site is located within the SCAB, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the federal CAA, to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. In order to reduce such emissions, the SCAQMD drafted the 2016 AQMP. The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, CARB, Southern California Association of Governments (SCAG), and the USEPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The Project is subject to the SCAQMD's AQMP. (ECORP, 2021a, p. 41)

According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed.

- ***Consistency Criterion No. 1****: The proposed Project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

  As discussed under the analysis of Threshold b., although Project-related construction activities have the potential to exceed the SCAQMD Regional Threshold of significance for NO_X, implementation of Mitigation Measure MM 4.3-1 and MM 4.3-2 would ensure that criteria pollutant emissions generated during construction of the proposed Project would be reduced to below the SCAQMD regional thresholds for NO_X. However, under long-term operational conditions the Project has the potential to exceed the SCAQMD Regional Thresholds of significance for ROG and NO_X. As discussed under the analysis of Threshold b., the predominate source of these pollutant emissions would be due to mobile sources, primarily from heavy-duty trucks. Mobile emission cannot be regulated by the County. Therefore, the proposed Project would have the potential to cause or affect a violation of the ambient air quality standards.

Additionally, because the Project would result in ROG and NO_X emissions that exceed the SCAQMD regional significance threshold during long-term operations, it could potentially delay the timely attainment of the O_3 air quality standard and/or the AQMP emission reduction requirements. As such, the Project has the potential to conflict with the AQMP according to this criterion. (ECORP, 2021a, p. 41)

- ***Consistency Criterion No. 2****: The Project will exceed the assumptions in the AQMP based on the years of Project build-out phase.*

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the SCAB focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining Project consistency focuses on whether or not the Proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria. (ECORP, 2021a, p. 42)

- ***Consistency Criterion No. 2a****: Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2016 AQMP?*

A project is consistent with regional air quality planning efforts in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the SCAQMD air quality plans. Generally, three sources of data form the basis for the projections of air pollutant emissions in Riverside County. Specifically, SCAG's Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) provides regional population forecasts for the region and SCAG's 2020 RTP/SCS provides socioeconomic forecast projections of regional population growth. The County of Riverside General Plan is referenced by SCAG in order to assist forecasting future growth in the unincorporated portions of the County. (ECORP, 2021a, p. 42)

The proposed Project is not consistent with the land use designation and development density presented in the County General Plan. The Project is seeking a General Plan Amendment (GPA) to modify the land use designations for the Project site in order to accommodate the land uses proposed as part of Amendment No. 1 to the Renaissance Ranch Specific Plan (SP 333A1). Currently, the County General Plan and the Elsinore Area Plan (EAP) designate the Project site for "Medium Density Residential (MDR)" land uses. The proposed GPA would amend the General Plan and EAP land use designations to reflect the proposed land uses, which would include "Light Industrial (LI)," "Business Park (BP)," "Open Space – Conservation (OS-C)," and "Open Space – Conservation Habitat" land uses. It is noted that the Project would result in the creation of a substantial number of jobs that would serve to assist Riverside County in improving its jobs-housing balance, thereby potentially shortening commute lengths of residents living in the unincorporated communities of the County yet traveling substantial distances to job centers outside of the County. Nonetheless, the proposed Project is not consistent with the types, intensity, and patterns of land use envisioned for the site vicinity in the General Plan and EAP. As a result, the Project could potentially

conflict with the land use assumptions used by SCAQMD to develop the 2016 AQMP. The County's population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the County, and these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into their air quality planning efforts, it can be concluded that the proposed Project could be inconsistent with the projections. Therefore, the proposed Project would be not be considered consistent with the population, housing, and employment growth projections utilized in the preparation of SCAQMD's air quality plans. (ECORP, 2021a, pp. 42-43)

- ***Consistency Criterion No. 2b****: Would the project implement all feasible air quality mitigation measures?*

In order to further reduce emissions, the Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 201, 402, 403, 1113, and 1401. SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. SCAQMD 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Rule 201 requires a "Permit to Construct" prior to the installation of any equipment "the use of which may cause the issuance of air contaminants…" Rule 1401 requires new source review of any new, relocated, or modified permit units that emit TACs. Additionally, as discussed under the analysis of Threshold b., mitigation measures are identified herein to reduce the Project's air quality emissions to the maximum feasible extent, including requirements to implement the County Good Neighbor Policy provisions. The County Good Neighbor Policy provisions are required throughout all future construction of the Specific Plan. As such, the proposed Project meets this consistency criterion. (ECORP, 2021a, p. 43)

- ***Consistency Criterion No. 2c****: Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?*

The AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. For the reasons discussed above, the Project is not consistent with the land use designation and development density presented in the County of Riverside's General Plan and therefore could potentially exceed or otherwise conflict with the population or job growth projections used by the SCAQMD to develop the AQMP. On this basis, the Project would not be consistent with Criterion 2. (ECORP, 2021a, pp. 43-44)

In conclusion, the determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality. The Project would result in operational emissions which would exceed regional significance thresholds potentially hindering the region's ability to meet State and federal air quality standards, thereby conflicting with Criterion 1. Further, the Project could be inconsistent with Criterion 2. Thus, the Project would conflict with the SCAQMD 2016 AQMP, and impacts would be significant on both a direct and cumulatively-considerable basis

Threshold b.: ***Would the Project 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?***

A. Project Operations Criteria Air Quality Emissions

1. Regional Construction Significance Analysis

Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. Four basic sources of short-term emissions would be generated with construction of the proposed Project: operation of the construction vehicles (i.e., excavators, trenchers, dump trucks), the creation of fugitive dust during clearing and grading, the use of asphalt or other oil-based substances during paving activities, and the application of paint. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. (ECORP, 2021a, p. 23)

As previously described, the County of Riverside Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/Distribution Uses contains several policy provisions that address air pollutant generated during construction of warehouse/distribution projects proposing building space larger than 250,000 square feet in size. These provisions would apply to the construction of the Project (also see Mitigation Measure MM 4.3-1 in subsection 4.3.7). For instance, Provision 2.1 states that during construction of the warehouse/distribution facility, all heavy-duty haul trucks accessing the site shall have CARB-approved 2010 engines or newer approved CARB engine standards. Therefore Provision 2.1 would substantially reduce emissions compared with a typical construction project. Provision 2.2 requires that all excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be CARB Tier 3 Certified engines or better, and Provision 2.3 mandates that the maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Provision 2.6 of the County of Riverside Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/Distribution Uses requires surrounding streets be swept on a regular basis to remove any construction related debris and dirt, and Provision 2.7 further requires dust control measures that meet the SCAQMD standards be implemented for grading and construction activity. 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 Provisions 2.1-2.7

above, shall be kept onsite and furnished to the County upon request per Provision 2.8. Also, Provision 2.9 states that construction contractors prohibit truck drivers from idling more than five minutes and require operators to turn off engines when not in use, in compliance with CARB regulations. Lastly, Provision 5.5 institutes that each proposed facility designate a Compliance Officer responsible for implementing the measures described herein and/or in the Project conditions of approval and mitigation measures. Contact information must be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information of the Compliance Officer to the surrounding community. (ECORP, 2021a, pp. 23-24)

Per Provision 2.7, construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities. As required by Provision 2.2, all off-road construction equipment shall be CARB Tier 3 Certified engines or better. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to offroad diesel engines was signed between the USEPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, WisCon, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards. The Tier 3 standards can reduce NO_X and PM emissions by as much as 64 and 39 percent, respectively. By requiring the use of Tier 3 construction equipment used during construction would substantially reduce temporary NO_X and PM emissions impacts generated during Project construction. (ECORP, 2021a, p. 24)

Construction-generated emissions associated with the proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. The duration of construction has been adjusted to reflect a start date in the summer of 2021 and an anticipated opening year in the year 2025. The CalEEMod model defaults for the number of construction equipment employed was doubled for all construction phases with accelerated timelines. Construction-generated emissions were calculated to account for the construction of the entire Specific Plan simultaneously in order to identify the worst-case construction emissions potential. However, the actual construction of the Project site would be dependent on several factors, including timing of Project approvals, market conditions, and/or Project funding. As such, this analysis accounts for minor modifications as Project plans evolve from conceptual planning to final mapping. If construction starts at a later date, it can be expected that Project emissions would be reduced because CalEEMod incorporates lower emission factors associated with construction equipment in future years due to improved emissions controls and fleet modernization through turnover. See Attachment A to the Project's AQA (*Technical Appendix B*) for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis. (ECORP, 2021a, p. 24)

Predicted maximum daily construction-generated emissions for the proposed Project are summarized in Table 4.3-6, *Construction-Related Emissions (Regional Significance Analysis)*. Construction-generated emissions are short-term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. As shown in Table 4.3-6, emissions of the O_3 precursor, NO_X, on the peak day(s) of construction in 2022 would exceed the SCAQMD significance thresholds of 100 pounds per day. Thus, in the absence of mitigation, Project-related construction activities would result in a cumulatively-considerable net increase of a criteria pollutant (ozone) for which the Project region is non-attainment under an applicable federal or State ambient air quality standard. This is evaluated as a significant impact for which mitigation would be required. (ECORP, 2021a, pp. 24-25)

Table 4.3-6 Construction-Related Emissions (Regional Significance Analysis)

Construction Year	Pollutant (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction in 2021 (including offsite construction)	9.83	88.93	53.01	0.08	19.22	12.03
Construction in 2022	43.21	*105.33*	128.18	0.40	17.81	10.80
Construction in 2023	42.07	89.21	122.78	0.39	16.76	6.47
Construction in 2024	41.36	85.32	119.32	0.38	16.48	6.21
Construction in 2025	40.62	80.69	115.41	0.38	16.19	5.93
SCAQMD Regional Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2; EMFAC2017. Refer to Attachment A to the Project's AQA (*Technical Appendix B*) for Model Data Outputs.

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. Building construction, paving, and painting are assumed to occur simultaneously. Construction emissions taken from the season (summer or winter) with the highest output.
(ECORP, 2021a, Table 2-6)

B. Project Operations Criteria Air Quality Emissions

1. Regional Operational Significance Analysis

Implementation of the proposed Project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2 as well as ozone precursors such as ROG and NO_X. Project-

generated increases in emissions would be predominantly associated with motor vehicle use. (ECORP, 2021a, p. 29)

As previously described, the County of Riverside Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/Distribution Uses contains several policy provisions that address air pollutant generated during construction of warehouse/distribution projects proposing building space larger than 250,000 square feet in size. These provisions would apply to the operations of the Project (also see Mitigation Measure MM 4.3-7 in subsection 4.3.7). For instance, Provision 3.3 states that warehouse/distribution facilities must 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. Such a measure prevents general queuing and spill-over of trucks onto surrounding public streets. This policy provision prohibits commercial trucks from parking in the public road right-of-way or nearby residential areas. Provision 4.1 requires facility operators to maintain records of their fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks and Heavy-Heavy Duty Trucks accessing the site use year CARB 2010 or newer engines. Thus, older model year trucks, which are less efficient and produce greater air pollutant emissions, would be prohibited from visiting the site. (ECORP, 2021a, pp. 29-30)

As previously described, operational air pollutant emissions were based on the Project site plans and the estimated traffic trip generation rates and Project fleet mix from the Project's Traffic Analysis ("TA"; EIR *Technical Appendix L2*). Consistent with SCAQMD recommendations, in order to more accurately account for the trip distribution patterns of freight trucks, the average trip length is calculated at 63.7 miles, which represents the average distance between the Project site and the Port of Los Angeles/Long Beach, the Project site and the Banning Pass, the Project Site and the San Diego County line, the Project site and the Cajon Pass, and the Project site and downtown Los Angeles. (ECORP, 2021a, p. 30)

Long-term operational emissions attributable to the proposed Project are identified in Table 4.3-7, *Operational-Related Emissions (Regional Significance Analysis)*, and compared to the regional operational significance thresholds promulgated by the SCAQMD. As shown in Table 4.3-7, the emissions associated with operations would exceed the SCAQMD significance threshold for ROG and NO_X. As previously described, ROG and NO_X are precursors of O_3, a pollutant for which the SCAB is classified as nonattainment. (ECORP, 2021a, pp. 30-31)

O_3 is produced when ROG and NO_X undergo photochemical reactions that occur only in the presence of sunlight. O_3 is a very difficult pollutant to regulate due to the time it takes to create and the fact that it can be transported away from its source by wind and meteorological air patterns. People with lung disease, children, older adults, and people who are active can be affected when O_3 levels exceed ambient air quality standards. Numerous scientific studies have linked ground level O_3 exposure to a variety of problems including lung irritation, difficult breathing, permanent lung damage to those with repeated exposure, and respiratory illnesses. O_3 and NO_X have been decreasing in California since 1975 and are projected to continue to decrease in the future. Although vehicle miles traveled across the state continue to increase, NO_X levels are decreasing due to the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-

emitting vehicles. NOx emissions form electric utilities have also decreased due to the use of cleaner fuels and renewable energy. (ECORP, 2021a, p. 31)

Table 4.3-7 Operational-Related Emissions (Regional Significance Analysis)

Emission Source	Pollutant (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	56.35	0.00	0.25	0.00	0.00	0.00
Energy	1.64	14.90	12.52	0.08	1.13	1.13
Mobile						
Passenger Vehicles	*5.28*	*21.08*	*196.98*	*0.73*	*0.41*	*0.39*
Heavy-Duty Trucks	*3.34*	*293.04*	*40.29*	*1.84*	*3.95*	*3.78*
Mobile Source Total	8.62	314.12	237.27	2.57	4.36	4.17
Total:	**66.61**	**329.02**	**250.04**	**2.65**	**5.49**	**5.3**
SCAQMD Regional Significance Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**Yes**	**Yes**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2; EMFAC2017. Refer to Attachment A to the Project's AQA (*Technical Appendix B*) for Model Data Outputs.

Notes: Emissions projections account for a trip generation rate and fleet mix identified by the Project's TA (*Technical Appendix L2*). Specifically, the Project's TA estimates the generation of 5,422 average vehicle trips daily, 1,044 of which would be heavy-duty trucks. Heavy-duty trucks are a weighted average of Medium-heavy duty trucks and Heavy-heavy duty trucks as identified by the Project Traffic Assessment. The average trip length is calculated at 63.7 miles, which represents the average distance between the Project site and the Port of Los Angeles/Long Beach, the Project site and the Banning Pass, the Project Site and the San Diego County line, the Project site and the Cajon Pass, and the Project site and downtown Los Angeles. Operational emissions taken from the season (summer or winter) with the highest output.
(ECORP, 2021a, Table 2-9)

SCAQMD's 2016 AQMP, previously described, identifies robust NO_X reductions from new regulations on Regional Clean Air Incentives Market (RECLAIM) facilities, non-refinery flares, commercial cooking, and residential and commercial appliances. Such combustion sources are already heavily regulated with the lowest NO_X emissions levels achievable, yet there are opportunities to require and accelerate replacement with cleaner zero-emission alternatives, such as residential and commercial furnaces, pool heaters, and backup power equipment. The SCAQMD plans to achieve such replacements through a combination of regulations and incentives. Technology-forcing regulations can drive development and commercialization of clean technologies, with future year requirements for new or existing equipment. Incentives can then accelerate deployment and enhance public acceptability of new technologies. The 2016 AQMP also emphasizes that beginning in 2012, continued implementation of previously adopted regulations have been leading to NO_X emission reductions of 68 percent by 2023 and 80 percent by 2031. With the addition of 2016 AQMP regulatory measures, a 30 percent reduction of NO_X from stationary sources is expected in the 15-year period

between 2008 and 2023. This is in addition to significant NO_X reductions from stationary sources achieved in the decades prior to 2008. (ECORP, 2021a, p. 31)

NO_X and ROG are produced as a result of incomplete fossil fuel combustion. The majority of these emissions would be generated by mobile sources, which is an emission source that cannot be regulated by the County of Riverside. CARB is primarily responsible for controlling pollution from motor vehicles. The air district must adopt rules to achieve and maintain the CAAQS and NAAQS within their jurisdiction. A reduction of vehicle trips to and from the proposed Project site would reduce the amount of mobile emissions. Methods of reducing vehicle trips include carpooling, transit, cycling, and pedestrian connections. However, this Project is proposing a large amount of industrial warehousing, and the reduction of vehicle trips is only feasible for the future Project employees, though the majority of emissions would be a result heavy-duty trucks related to transporting freight. (ECORP, 2021a, p. 31)

The State of California has implemented numerous strategies pertaining to trucks and the reduction of emissions that directly apply to the Project. Urban goods delivery is an essential component of the greater freight system and vital to the urban economy. While urban goods delivery represents a small share of urban traffic, it generates a disproportionate amount of pollution emissions. The State of California promulgates policies designed and implemented to improve the efficiency and environmental footprint of the urban freight system, including the introduction of zero and near-zero emission vehicles – a strategy embedded in the Governor's Sustainable Freight Action Plan as well as CARB's AB 32 Scoping Plan, SIP, and Mobile Source Strategy. (ECORP, 2021a, pp. 31-32)

Project development would be required to be consistent with the applicable air quality-related policy provisions contained in the County General Plan Air Quality Element. For instance, development of the proposed Project would occur in a manner that protects people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources (Policy AQ 2.2), and would implement pollution control measures such as landscaping, vegetation, and other materials, which trap particulate matter or control pollution (Policy 2.3). Consistent with General Plan Policy AQ 4.9, construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities. All development in the County, including the Project, is required to adhere to all County-adopted policy provisions, including those contained in the adopted Air Quality Element. The County ensures all provisions of the General Plan are incorporated into projects and their permits through development review and applications of conditions of approval as applicable. (ECORP, 2021a, p. 32)

Notwithstanding, operational emissions associated with the Project would exceed SCAQMD regional thresholds for emissions of ROGs and NO_X. As such, in the absence of mitigation, long-term Project operations 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. This is evaluated as a significant impact for which mitigation would be required.

Threshold c.: Would the Project expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The Project has the potential to expose sensitive receptors to substantial pollutant concentrations that could result in cancer risks, non-cancer hazards, and CO "hot spots." Each is discussed below. (ECORP, 2021a, p. 44)

A. Construction-Related Localized Air Quality Impacts

1. LST Analysis for Construction-Generated Air Contaminants

As previously described, in addition to regional significance thresholds, the SCAQMD developed localized significance thresholds (LSTs) for emissions of NO_X, CO, PM_{10}, and $PM_{2.5}$ generated at new development sites (offsite mobile source emissions are not included in the LST analysis protocol). LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative. The SCAQMD Environmental Justice Enhancement Initiative program seeks to ensure that everyone has the right to equal protection from air pollution. The Environmental Justice Program is divided into three categories, with the LST protocol promulgated under Category I: Further-Reduced Health Risk. LST analysis for construction is applicable for all projects that disturb five acres or less on a single day. However, the Project site spans an area of approximately 157.1 acres and therefore it is likely that construction onsite would disturb more than five acres in a single day. Nonetheless, applying the one-acre, two-acre, and five-acre LST thresholds to projects disturbing greater acreage is conservative. For instance, the five-acre LST thresholds were developed in part based on the dispersion of pollutants over a five-acre construction area before exposing sensitive receptors. Thus, applying the five-acre LST thresholds to a project that could disturb more than five acres daily does not consider the pollutant-dispersing effect of the dispersion of pollutants over a larger site before exposing receptors, and is therefore a lower threshold than one calculated specific to sites larger than five acres in size. Therefore, while the proposed Project likely would disturb more than five acres on a single day, the LST threshold value for a five-acre site was employed from the LST lookup tables. This is conservative since the analysis will only consider for the dispersion of air pollutants over five acres before reaching sensitive receptors, as opposed to accounting for the dispersion of air pollutants over a larger area. (ECORP, 2021a, pp. 27-258)

LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Notwithstanding, the SCAQMD Methodology explicitly states that it is possible that a project may have receptors closer than 25 meters. SCAQMD recommends that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. The nearest sensitive receptors to the site are rural residences located on Horsethief Canyon Road as well as residences located in the Horsethief Canyon Ranch Community located directly adjacent to the southern and western Project site

boundary. On and offsite construction would be located closest to the rural residences located on Horsethief Canyon Road approximately 25 feet distant (7.62 meters). Therefore, LSTs for receptors located at 25 meters were utilized in the analysis. The SCAQMD's methodology clearly states that "offsite mobile emissions from a project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "onsite" emissions outputs were considered. (ECORP, 2021a, p. 28)

As previously stated, the SCAQMD developed LSTs for emissions of NO_X, CO, PM_{10}, and $PM_{2.5}$. A construction HRA has been prepared to evaluate potential health risks associated with the emission of DPM, which includes PM_{10} and $PM_{2.5}$, resulting from the construction activities necessary to build the Project (see Attachment B to the Project's AQA, included as EIR *Technical Appendix B*). Table 4.3-8, *Construction-Related Emissions (Localized Significance Analysis)*, presents the results of localized NO_X and CO emissions for onsite and offsite construction associated with the proposed Project. Table 4.3-8 shows that the estimated emissions on the peak day of construction for the proposed Project would not surpass NO_X or CO LST thresholds with adherence to Mitigation Measures MM 4.3-1 and MM 4.3-2 (refer to subsection 4.3.7), which among other measures requires the use of Tier 4 Certified cranes to be used in Project construction. Notwithstanding, because mitigation measures are required to ensure that Project construction-related localized air quality emissions do not exceed the identified SCAQMD localized significance thresholds, the Project's localized construction-related air quality impacts would be significant prior to mitigation. (ECORP, 2021a, p. 28)

2. Health Risk Assessment for Construction-Generated Air Contaminants

A construction Health Risk Assessment (HRA) has been prepared to evaluate potential health risks associated with the emission of DPM, which includes PM_{10} and $PM_{2.5}$, resulting from the construction activities necessary to build the Project (see Attachment B to the Project's AQA, included as EIR *Technical Appendix B*). The HARP2 model provided by CARB, with regulatory default settings, was used to perform the dispersion and health risk modeling for this analysis. HARP2 implements the latest regulatory guidance to develop inputs to the U.S. EPA AERMOD dispersion model for dispersion and as the inputs for calculations for the various health risk levels. Conservative estimates and information from the Project's TA (EIR *Technical Appendix L2*) were used to model DPM emissions from associated on and off-site diesel truck traffic during operations. CalEEMod was used to estimate the emissions from diesel fired off-road equipment and diesel truck traffic during construction. All roadway sources within a quarter mile of the Project site boundary were included in modeling analysis. The air dispersion modeling for the HRA was performed using the USEPA AERMOD Version 19121 dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources. The following discussion is sourced from the construction related HRA prepared for the Project (see Attachment B to the Project's AQA). (ECORP, 2021a, p. 45)

Table 4.3-8 Construction-Related Emissions (Localized Significance Analysis)

Construction Activity	Pollutant (pounds per day)	
	NO_X	CO
Site Preparation 2021 (onsite and offsite water line)	88.81	46.32
Building Construction 2021 (instillation of water line)	7.59	9.62
Paving & Architectural Coating 2021(water line)	7.40	8.20
Site Preparation 2022	66.16	39.39
Grading 2022	77.68	58.08
Building Construction, Paving & Architectural 2022	49.49	66.74
Building Construction, Paving & Architectural 2023	45.61	66.60
Building Construction, Paving & Architectural 2024	42.76	66.64
Building Construction, Paving & Architectural 2025	39.38	66.43
SCAQMD Localized Significance Threshold	*371*	*1,965*
Exceed SCAQMD Localized Threshold?	**No**	**No**

Source: CalEEMod version 2016.3.2; EMFAC2017. Refer to Attachment A to the Project's AQA (*Technical Appendix B*) for Model Data Outputs.

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. Building construction, paving, and painting are assumed to occur simultaneously.

(ECORP, 2021a, Table 2-8)

For construction activity, DPM is the primary TAC of concern. Emission factors were generated using EMFAC2021 for construction in the year 2021 to and conservatively utilized throughout the proposed period of construction. Construction off-road equipment was modeled as 748 volume sources spaced 20 meters apart per SCAQMD construction HRA guidance. 124 of the volume sources were used to represent the business park uses proposed for Planning Area 1 of SP 333A1 and 624 were used to represent the light industrial uses proposed within SP 333A1 Planning Area 2. Per the landscape buffer required by the design guidelines included in SP 333A1 the volume sources for the business park uses were placed 10 feet from the fence line and 100 feet from the fence line in the light industrial areas. Annual off-road PM_{10} exhaust emissions generated using the CalEEMod model were used to represent emissions from onsite off-road diesel equipment used throughout construction. The annual emissions for the worst-case scenario (2022) were used to conservatively

estimate annual construction emissions for the estimated Project duration of five years. (ECORP, 2021a, pp. 45-46)

❑ Construction-Related Cancer Risks

Cancer risk calculations for existing residential receptors are based on a 5-year exposure period for construction. As described above, the calculated cancer risk accounts for 350 days per year of exposure to existing residential receptors. While the average American spends 87 percent of their life indoors, neither the pollutant dispersion modeling nor the health risk calculations account for the reduced exposure structures provide. Instead, health risk calculations account for the equivalent exposure of continual outdoor living. The calculated carcinogenic risk at Project vicinity receptors is depicted in Table 4.3-9, *Cancer Risk Summary by Pollutant – Construction Activities*. (ECORP, 2021a, p. 47)

As shown in Table 4.3-9, impacts related to cancer risk for all modeled scenarios would be below the 10 in one million threshold for Project-related construction activities. These calculations do not account for any pollutant-reducing remedial components inherent to the Project or the Project site. For construction emissions the Maximumly Exposed Individual Resident (MEIR) receptor is located 150 feet north of the site has a 5-year cancer risk of 4.64 related to the Project. The Maximumly Exposed Individual Worker (MEIW) is located approximately a quarter mile north of the Project site in a large industrial area and has a 5-year cancer risk of 0.13 in one million. The maximumly exposed individual school child (MEISC) is located at Luiseño Elementary School south of the Project with a five-year cancer risk of 0.01. The locations of cancer risk MEIR and MEIW can be seen in Figure A-4 found in Attachment B to the Project's AQA (*Technical Appendix B*). Detailed cancer risk results for all modeled receptors also can be found in Attachment B of the Project's AQA. Based on the results presented in Table 4.3-9, Project-related construction activities would not expose nearby sensitive receptors to cancer risks exceeding 10 in one million, and localized construction-related DPM impacts would therefore be less than significant. (ECORP, 2021a, pp. 47-48)

Table 4.3-9 Cancer Risk Summary by Pollutant – Construction Activities

Exposure Scenario	Total Risk
Construction	
5-Year Exposure Resident	4.64
5-Year Exposure Worker	0.13
5-Year Exposure School	0.01
Significance Threshold	**10**

(ECORP, 2021a, Table 2-11)

❑ Construction-Related Non-Carcinogenic Hazards

In addition to cancer risk, the significance thresholds for TAC exposure requires an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. (ECORP, 2021a, p. 48)

A chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the REL. The highest maximum chronic hazard indexes for residents, workers, and school children as a result of DPM exposure from Project construction activities is shown in Table 4.3-10, *Non-Carcinogenic Health Risk Summary*. As shown in Table 4.3-10, impacts related to non-cancer risk (chronic hazard index) as a result of Project construction activities would not surpass the significance threshold; thus, Project construction-related non-carcinogenic hazards would be less than significant. (ECORP, 2021a, p. 48)

Table 4.3-10 Non-Carcinogenic Health Risk Summary

Exposure Scenario	Maximum Residential Hazard	Maximum Worker Hazard	Maximum Sensitive Receptor Hazard
Operation	0.0015	0.0015	4.4e-05
Construction	0.002	0.002	4.1e-05
Significance Threshold	**1**	**1**	**1**

(ECORP, 2021a, Table 2-12)

B. Operational-Related Localized Air Quality Impacts

1. LST Analysis for Operational-Generated Air Contaminants

As previously described, in addition to regional significance thresholds, the SCAQMD developed LSTs for emissions of NO_X, CO, PM_{10}, and $PM_{2.5}$ generated at new development sites (offsite mobile source emissions are not included in the LST analysis protocol). According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Project is proposing business park and light industrial land uses that would accommodate warehouse activity. Therefore, the operational phase LST protocol is applied. (ECORP, 2021a, pp. 39-40)

The nearest sensitive receptors to the site are rural residences located on Horsethief Canyon Road approximately 25 feet distant (7.62 meters). The SCAQMD Methodology states: It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest

receptor should use the LSTs for receptors located at 25 meters. Therefore, LSTs for receptors located at 25 meters were utilized in the analysis. (ECORP, 2021a, p. 40)

The SCAQMD has produced lookup tables for projects that disturb one, two and five acres. While the Project site comprises 157.1 acres, the LST threshold value for a five-acre site was employed from the LST lookup tables. This is conservative since the analysis will only account for the dispersion of air pollutants over five acres before reaching sensitive receptors, as opposed to accounting for the dispersion of air pollutants over a greater 157.1-acre area. For a worst-case scenario assessment, the emissions shown in Table 4.3-11, *Project Operational Emissions (Localized Significance Analysis)*, include all "onsite" Project-related stationary (area) sources and 10 percent of the Project-related mobile sources. Considering that the longest weighted trip length used for calculating mobile emissions is approximately 63.7 miles for heavy duty trucks and 16.6 miles for passenger vehicles, 10 percent of this total would represent an onsite travel distance for each truck of approximately 6.4 miles and 1.7 miles for each passenger vehicle; thus, the 10 percent assumption is conservative and would tend to overstate the actual impact. (ECORP, 2021a, p. 40)

Table 4.3-11 Project Operational Emissions (Localized Significance Analysis)

Operations	Pollutant (pounds per day)	
	NO_X	CO
Onsite Emissions	31.42	23.97
SCAQMD Localized Significance Threshold	371	1,965
Exceed SCAQMD Localized Threshold?	**No**	**No**

Source: EMFAC2017. Refer to Attachment A to the Project's AQA (*Technical Appendix B*) for Model Data Outputs.
Notes: Emissions projections account for a trip generation rate and fleet mix identified by the Project's TA (EIR *Technical Appendix L2*). Specifically, the Project's TA estimates the generation of 5,422 average vehicle trips daily, 1,044 of which would be heavy-duty trucks.
(ECORP, 2021a, Table 2-10)

Operational LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. An operational HRA has been prepared to evaluate potential health risks associated with the emission of DPM, which includes PM_{10} and $PM_{2.5}$, resulting heavy-duty trucks (see Attachment B to the Project's AQA, included as EIR *Technical Appendix B*). Table 4.3-11 presents the results of localized NO_X and CO emissions associated with the Project. As shown in Table 4.3-11, the emissions of these pollutants on the peak day of operations would not result in significant concentrations of NO_X or CO pollutants at nearby sensitive receptors. As such, Project operational-related localized emissions impacts would be less than significant. (ECORP, 2021a, p. 40)

2. Health Risk Assessment for Operational Activities

Project related onsite and offsite roadway sources were entered into AERMOD as thirteen-line sources. These sources all have distances relative to the projected onsite roadways and the existing surface streets. Roadway

sources all have a width of 7.4 meters using standard line sizing and an estimated two lanes. Roadway sources were modeled for all roads where trucks are allowed to travel. This does not include the southeast entrance to the Project site from Bolo Court, which would be restricted to passenger vehicles only. Thus, the emissions from this entrance are considered negligible for the purposes of analysis. Onsite idling at loading bays was modeled as three separate line sources with widths of 35 meters in the estimated locations of Project loading bays. The placement of the onsite idling sources were all 300 feet from the nearest house and to represent the 'worst case' scenario since the exact building location of future buildings is not known yet known. A map of all operational sources is presented in the Attachment B to the Project's AQA (*Technical Appendix B*). (ECORP, 2021a, p. 46)

Daily truck trips were based on the Project's TA (EIR *Technical Appendix L2*). The estimated ratio of trips on each roadway link along with the daily trips were combined with an estimated operational schedule of five days a week for 50 weeks a year to estimate the annual emissions from each link. (ECORP, 2021a, p. 46)

Emission factors for PM_{10} exhaust emissions were generated using EMFAC2021 for idling, and 5, 15, and 45 miles per hour which were used to create composite emission factors for average onsite and offsite truck traffic. The ratio of Heavy Duty and Medium Duty trucks in the Project's TA (EIR *Technical Appendix L2*) also was utilized in the onsite and offsite composite emission factors. These emission factors were then multiplied by the annual trips by link with the distance for each roadway link and idle time to calculate emissions from traffic and idling related to the Project, respectively. Idling was estimated at 10 minutes per trip conservatively to account for any trucks that go over the five-minute idling limit established by CARB Rule 2485. EMFAC2021 emission factors for 2025 and 2030 on were utilized to calculate two sets of annual emissions used for modeling from 2025 through 2030 and 2030 on for the various risk scenarios. (ECORP, 2021a, p. 46)

Emissions from the potential transport refrigeration units (TRUs) were also included in the calculated emissions. The Tier 4 PM emission factors from the latest amendment of the CARB TRU Airborne Toxic Control Measures (ATCM) were used to estimate DPM emission rates from TRUs. Load factors and the average horsepower for each of the TRUs were estimated using information from CARB's Draft 2019 Update to the Emissions Inventory for TRUs. The ratio of trucks with TRUs to those without was generated using the ratio of refrigerated space to that of total space utilized for the proposed light industrial area. Emissions from TRUs during idling were estimated at five minutes each trip as the average time to plug in the TRU as plug in capabilities for refrigerated warehouse space are required by Section 2477, Title 13, Division 3, Chapter 9, Article 8 of the California Code of Regulations. Annual emissions from TRUs were then added to the exhaust idling and traffic emissions for each operational source. (ECORP, 2021a, pp. 46-47)

❑ Operational-Related Cancer Risks

Cancer risk calculations for existing residential receptors are based on 70-, 30-, and 9-year exposure periods to for operations. The calculated cancer risk accounts for 350 days per year of exposure to existing residential receptors. While the average American spends 87 percent of their life indoors, neither the pollutant dispersion modeling nor the health risk calculations account for the reduced exposure structures provide. Instead, health risk calculations account for the equivalent exposure of continual outdoor living. The calculated carcinogenic

risk at Project vicinity receptors was previously depicted in Table 4.3-12, *Cancer Risk Summary by Pollutant – Operational Activities*. (ECORP, 2021a, p. 47)

Table 4.3-12 Cancer Risk Summary by Pollutant – Operational Activities

Exposure Scenario	Total Risk
Operation	
70-Year Exposure Resident	7.84
30-Year Exposure Resident	6.60
9-Year Exposure Resident	4.59
25-Year Exposure Worker	0.47
9-Year Exposure School	0.13
Significance Threshold	**10**

(ECORP, 2021a, Table 2-11)

For operational emissions the MEIR receptor is located 150 feet north of the site has a 70-year cancer risk of 7.84 related to the Project. The MEIW is located at the wastewater treatment plant which borders the Project site directly to the west and has a 25-year cancer risk of 0.47 in one million. The MEISC is located at Luiseno Elementary School south of the project with a nine-year cancer risk of 0.13. Accordingly, and based on the results presented in Table 4.3-12, Project operations would not expose the MEIR, MEIW, or MEISC to cancer-related risks exceeding 10 in one million. As such, Project-related DPM emissions would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. (ECORP, 2021a, p. 48)

The locations of cancer and non-cancer chronic risk MEIR and MEIW can be seen in Figure A-7 found in Attachment B of the Project's AQA (*Technical Appendix B*). Detailed cancer risk results for all modeled receptors can also be found in Attachment B to the Project's AQA. (ECORP, 2021a, p. 48)

❑ Operational-Related Non-Carcinogenic Hazards

As previously indicated, non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. A chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the REL. The highest maximum chronic hazard indexes for residents, workers, and school children as a result of DPM exposure from Project operations was previously presented in Table 4.3-10. As shown in Table 4.3-10, impacts related to non-cancer risk (chronic hazard index) as a result of the Project site would not surpass significance

thresholds. As such, Project-related operations would not expose nearby sensitive receptors to non-carcinogenic health risks, and impacts would therefore be less than significant. (ECORP, 2021a, p. 48)

As only DPM emissions were analyzed for the Project, the MEIR, MEIW and maximumly affected school child are the same for Chronic Hazard as they are for cancer risk and their locations are identified in Figure A-7 in Attachment B to the Project's AQA (*Technical Appendix B*). (ECORP, 2021a, p. 49)

C. *Carbon Monoxide Hot Spots*

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of high CO concentrations, or "hot spots," are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours. (ECORP, 2021a, p. 49)

It also has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have become increasingly more stringent in the last 20 years. In 1993, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment, as previously noted in Table 4.3-3. Detailed modeling of Project-specific CO "hot spots" is not necessary and thus this potential impact is addressed qualitatively. (ECORP, 2021a, p. 49)

A CO "hot spot" would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. The analysis prepared for CO attainment in the SCAQMD's 1992 Federal Attainment Plan for Carbon Monoxide in Los Angeles County and a Modeling and Attainment Demonstration prepared by the SCAQMD as part of the 2003 AQMP can be used to demonstrate the potential for CO exceedances of these standards. The SCAQMD conducted a CO hot spot analysis as part of the 1992 CO Federal Attainment Plan at four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. Despite this level of traffic, the CO analysis concluded that there was no violation of CO standards. To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 at the same four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards.

The highest one-hour concentration was measured at 4.6 ppm at Wilshire Boulevard and Veteran Avenue and the highest eight-hour concentration was measured at 8.4 ppm at Long Beach Boulevard and Imperial Highway. (ECORP, 2021a, p. 49)

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour, or 24,000 vehicles per hour where vertical and/or horizontal air does not mix, in order to generate a significant CO impact. (ECORP, 2021a, p. 50)

As indicated by the Project's TA (*Technical Appendix L2*) the proposed Project is anticipated to result in 5,422 average daily vehicular trips (in terms of actual vehicles). Thus, the proposed Project would not generate traffic volumes at any intersection of more than 100,000 vehicles per day (or 44,000 vehicles per day) and there is no likelihood of the Project traffic exceeding CO thresholds of significance. Localized air quality impacts related to CO "hot spots" would therefore be less than significant. (ECORP, 2021a, p. 50)

D. Air Quality Health Impacts (Friant Ranch)

A recent Supreme Court of California decision, *Sierra Club v. County of Fresno (Friant Ranch)*, states that EIRs should relate a project's expected significant adverse air quality impacts to likely human health consequences or explain why it is not feasible at the time of preparing the EIR to provide such an analysis. Given that the proposed Project's implementation would result in a significant direct and cumulatively-considerable impact associated with ROG and NO_X emissions under long-term operating conditions, the potential health consequences associated with these air pollutants, as well as other air pollutants associated with the Project, were considered. Pursuant to Rule 8.520(f) of the Rules of the California Court, the SCAQMD and the San Joaquin Valley Air Pollution Control District (SJVAPCD) filed amicus curiae briefs ("Briefs") in regard to this case. In both Briefs, SCAQMD and SJVAPCD provided technical explanations as to why it may not be feasible for a project to relate the expected adverse air quality impacts to likely health consequences. As summarized below, for the reasons set forth by the SCAQMD and SJVAPCD, the proposed Project's significant air quality impacts currently cannot feasibly be related to likely health consequences. (ECORP, 2021a, pp. 36-37)

While the proposed Project's operational emissions of ROG and NO_X would contribute to ozone (O_3), O_3 is not formed at the location of sources/emissions, which necessitates the use of complex and more sophisticated modeling that is not reasonably feasible at this time. As noted in the Briefs, "For the so-called criteria pollutants, such as O_3, it may be more difficult to quantify health impacts. O_3 is formed in the atmosphere from the chemical reaction of NO_X and VOC in the presence of sunlight. It takes time and the influence of meteorological conditions for these reactions to occur, so O_3 may be formed at a distance downwind from the sources." (ECORP, 2021a, p. 37)

Additionally, O_3 and secondary PM formation is complex, which necessitates the use of more sophisticated modeling that is not reasonably feasible at this time. The proposed Project, while much smaller in scale to the

Friant Ranch project, similarly includes area wide sources and mobile sources. As noted in the Briefs, "Meteorology, the presence of sunlight, and other complex chemical factors all combine to determine the ultimate concentration and location of O_3 or PM. This is especially true for a project like Friant Ranch where most of the criteria pollutant emissions derive not from a single 'point source,' but from area wide sources (consumer products, paint, etc.) or mobile sources (cars and trucks) driving to, from and around the site." (ECORP, 2021a, p. 37)

The quantity of precursor emissions is not proportional to local O_3 and secondary PM concentration, which necessitates the use of complex and more sophisticated modeling that is not reasonably feasible for the proposed Project at this time. As noted in the Briefs, "Ground level O_3 (smog) is not directly emitted into the air but is formed when precursor pollutants such as NO_X and VOCs [also referred to as ROG] are emitted into the atmosphere and undergo complex chemical reactions in the process of sunlight. Once formed, O_3 can be transported long distances by wind. Because of the complexity of O_3 formation, a specific tonnage amount of NO_X or VOCs [ROG] emitted in a particular area does not equate to a particular concentration of O_3 in that area." As further noted in the Briefs, "Secondary PM, like O_3, is formed via complex chemical reactions in the atmosphere between precursor chemicals such as SO_X and NO_X. Because of the complexity of secondary PM formation, the tonnage of PM-forming precursor emissions in an area does not necessarily result in an equivalent concentration of secondary PM in that area." (ECORP, 2021a, p. 37)

Furthermore, emissions do not cause health effects. Rather, it is the resulting concentration of criteria pollutants, which is influenced by sunlight, complex reactions, and transport, which necessitates the use of complex and more sophisticated modeling that is not reasonably feasible at this time. As noted in the Briefs, "The disconnect between the tonnage of precursor pollutants (NO_X, SO_X, and VOCs [ROG]) and the concentration of O_3 or PM formed is important because it is not necessarily the tonnage of precursor pollutants that causes human health effects, but the concentration of resulting O_3 or PM." (ECORP, 2021a, p. 38)
Currently available modeling tools are appropriate for regional evaluations, but not individual projects like the proposed Project. As noted in the Briefs:

> "For instance, the computer models used to simulate and predict an attainment date for the O3 or particulate matter NAAQS in the San Joaquin Valley are based on regional inputs, such as regional inventories of precursor pollutants (NO_X, SO_X, and VOCs [ROG]) and the atmospheric chemistry and meteorology of the Valley… the models simulate future O_3 or PM levels based on predicted changes in precursor emissions Valley wide… The goal of these modeling exercises is not to determine whether the emissions generated by a particular factory or development project will affect the date that the Valley attains the NAAQS. Rather, the Air District's modeling and planning strategy is regional in nature and based on the extent to which all of the emission-generating sources in the Valley (current and future) must be controlled in order to reach attainment." (ECORP, 2021a, p. 38)
>
> "Thus, the CEQA air quality analysis for criteria pollutants is not really a localized, project-level impact analysis but one of regional, "cumulative impacts." (ECORP, 2021a, p. 38)

> "...the currently available modeling tools are equipped to model the impact of all emission sources in the Valley on attainment... Running the photochemical grid model used for predicting O_3 attainment with the emissions solely from the Friant Ranch project (which equate to less than one-tenth of one percent of the total NO_X and VOC [ROG] in the Valley) is not likely to yield valid information given the relative scale involved." (ECORP, 2021a, p. 38)

The SJVAPCD indicates that it is currently impossible to accurately correlate project-level emissions to specific health impacts. As they noted in their Brief, "…even once a model is developed to accurately ascertain local increases in concentrations of photochemical pollutants like O_3 and some particulates, it remains impossible, using today's models, to correlate that increase in concentration to a specific health impact. The reason is the same: such models are designed to determine regional, population-wide health impacts, and simply are not accurate when applied at the local level." (ECORP, 2021a, p. 38)

SCAQMD highlights that CARB indicated that a CARB methodology of analysis for $PM_{2.5}$ health impacts is not suited for small projects. Also, CARB has developed a methodology that can predict expected mortality (premature deaths) from large amounts of $PM_{2.5}$…SCAQMD used the CARB methodology to predict impacts from three very large power plants (e.g., 731-1,837 pounds/day). Again, this project involved large amounts of additional $PM_{2.5}$ in the District, up to 2.82 tons/day (5,650 pounds/day of PM2.5, or 1,029 tons/year). However, the primary author of the CARB methodology has reported that this $PM_{2.5}$ health impact methodology is not suited for small projects and may yield unreliable results due to various uncertainties." "Among these uncertainties are the representativeness of the population used in the methodology, and the specific source of PM and the corresponding health impacts." (ECORP, 2021a, pp. 38-39)

SCAQMD also indicates that the CARB $PM_{2.5}$ methodology would provide unreliable findings for a small project with a small population and that a lead agency should be able to decide if and when it may be appropriate. As noted in the Briefs, "…when SCAQMD prepared a CEQA document for the expansion of an existing oil production facility, with very small $PM_{2.5}$ increases (3.8 pounds/day) and a very small affected population, staff elected not to use the CARB methodology for using estimated $PM_{2.5}$ emissions to derive a projected premature mortality number and explained why it would be inappropriate to do so... SCAQMD staff concluded that use of this methodology for such a small source could result in unreliable findings and would not provide meaningful information." (ECORP, 2021a, p. 39)

For the reasons set forth above, it is not currently feasible to relate the Proposed Project's regional ROG and NO_X impacts to likely health consequences. The SCAQMD is responsible for assessing air pollutant impacts regionally, and the potential health consequences from those on a regional basis. The current evaluation on the limitations and uncertainties of existing tools is consistent with SCAQMD findings. Currently available regional modeling tools are not designed to capture changes in pollutant concentrations for the proposed Project that would be meaningful. This is due in part to a relatively course spatial resolution (e.g., greater than 4 x 4 kilometers) which makes it speculative to discern regional Project impacts on air quality. (ECORP, 2021a, p. 39)

Threshold d.: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). (ECORP, 2021a, p. 50)

With respect to odors, the human nose is the sole sensing device. The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity. (ECORP, 2021a, p. 50)

Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word "strong" to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human. (ECORP, 2021a, p. 50)

According to the SCAQMD, land uses commonly considered to be potential sources of obnoxious odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, use of diesel equipment, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses. (ECORP, 2021a, p. 50)

The Project would be subject to standard construction requirements, including the use of low-VOC architectural coatings as required by SCAQMD Rule 1113, *Architectural Coatings*; compliance with low sulfur fuel requirements pursuant to SCAQMD Rule 431.2, *Low Sulfur Fuel;* and compliance with 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. Compliance with these 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 construction and is thus considered less than significant.

Potential sources of operational odors generated by the Project would include disposal of miscellaneous commercial refuse and the use of diesel equipment. All Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on site. Moreover, mandatory compliance with SCAQMD Rule 402 would prevent occurrences of odor nuisances associated with Project site operations. Furthermore, mitigation measures identified herein to address the Project's operational air quality emissions, which among other measures requires all outdoor cargo handling equipment to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier 4 Engine standards for off-road vehicles or better (defined as emitting less than or equal to 0.015 grams per brake horsepower-hour [g/bhp-hr] for PM_{10}), also would serve to reduce operational-related odors and would help ensure operational-related odors are less than significant.

As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant.

4.3.5 Cumulative Impact Analysis

With exception of the issue of odors, the cumulative study area for air quality includes the County of Riverside and the SCAB. The SCAB is designated as a nonattainment area for State standards of O_3, PM_{10}, and $PM_{2.5}$. The region is also designated as a nonattainment area for federal standards of O_3 and $PM_{2.5}$. Cumulative growth in population, vehicle use, and industrial activity could inhibit efforts to improve regional air quality and attain the ambient air quality standards. Thus, with exception of odors, the setting for this cumulative analysis consists of the SCAB and associated growth and development anticipated in the air basin. For the issue of odors, the cumulative study area includes the Project site and lands in close proximity to the Project site, as odors diminish rapidly with distance from the source.

As discussed under the analysis of Threshold a., based on the level of air quality emissions anticipated for the proposed Project, prior to mitigation the Project would conflict with the SCAQMD AQMP. As other developments within the SCAB also may result in air quality emissions that exceeds the applicable SCAQMD thresholds of significance and thereby result in a conflict with the AQMP, the Project's impact due to a conflict with the 2016 SCAQMD AQMP would be cumulatively considerable.

As previously shown in Table 4.3-3, the CAAQS designate the Project region as nonattainment for O_3, PM_{10}, and $PM_{2.5}$, while the NAAQS designates the Project region as nonattainment for O_3 and $PM_{2.5}$. The AQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*. In this report the AQMD clearly states (Page D-3):

"…the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for TAC emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."

Therefore, this analysis assumes that 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 in 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 Project construction-source NO_X emissions may exceed the regional thresholds of significance. Therefore, Project construction-source regional emissions of NO_X and CO are considered to be significant on a Project-specific and cumulatively-considerable basis.

As also discussed under the analysis of Threshold b., Project operational-source ROG and NO_X emissions would exceed applicable SCAQMD regional thresholds of significance. Per SCAQMD significance guidance, impacts due to emissions of ROG and NO_X at the Project level are also considered cumulatively-considerable and would persist over the life of the Project. It should be noted that NO_X and ROG emissions are O_3 precursors and would therefore contribute considerably to existing ozone non-attainment conditions within the SCAB. Therefore, the Project would result in a cumulatively-considerable significant impact persisting over the life of the Project due to regional emissions of ROG and NO_X.

As discussed under the analysis of Threshold c., Project-related construction and operational activities would not exceed the SCAQMD threshold of significance for cancer risks of 10 per one million, and would not exceed the acute or chronic hazard index of 1.0; 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 Project also would not exceed the SCAQMD LST thresholds during construction or long-term operation. Furthermore, the Project has no potential to cause or contribute to CO "hot spots"; thus, Project impacts due to CO "hot spots" would be less-than-cumulatively considerable.

With respect to odors, and as discussed under the analysis of Threshold d., the proposed Project would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances (including odors) during both construction and long-term operation, and would be subject to the County's solid waste regulations. Other developments within the cumulative study area similarly would be required to comply with SCAQMD Rule 402 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.

4.3.6 Significance of Impacts Before Mitigation

Threshold a.: Significant Direct and Cumulatively-Considerable Impact. Project-related construction activities have the potential to exceed the SCAQMD Regional Threshold of significance for NO_X, and under long-term operational conditions the Project has the potential to exceed the SCAQMD Regional Thresholds of significance for ROG and NO_X. Additionally, the Project would not be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2016 AQMP. As such, the Project has the potential to result in a conflict with the SCAQMD 2016 AQMP, and impacts would be significant on both a direct and cumulatively-considerable basis.

Threshold b.: Significant Direct and Cumulatively-Considerable Impact. Emissions resulting from Project construction have the potential to exceed the SCAQMD Regional Threshold of 100 pounds per day for NO_X. Additionally, Project-related operational emissions would exceed the SCAQMD Regional Thresholds for ROG and NO_X under long-term operations. As previously described, ROG and NO_X are precursors of O_3, a pollutant for which the SCAB is classified nonattainment. As such, prior to mitigation, the Project would result in a cumulatively-considerable net increase of criteria pollutants (i.e., ROG and NO_X) for which the Project region is non-attainment under federal and State ambient air quality standards, and impacts would be significant on both a direct and cumulatively-considerable basis

Threshold c.: Less-than-Significant Impact. The Project would not expose sensitive receptors to cancer risks exceeding 10 per one million or non-carcinogenic hazards exceeding a chronic hazard index of 1.0 during either construction or long-term operation. The Project also would not exceed the SCAQMD LST thresholds during construction or long-term operation. Additionally, the Project would not cause or contribute to any CO "hot spots." Accordingly, 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.

Threshold d.: Less-than-Significant Impact. 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.

4.3.7 Applicable Regulations, Design Requirements, and Mitigation

Applicable Regulations and Design Requirements

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.

- 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, 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 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.
  - The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less.

- The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, *Architectural Coatings*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 50 grams per liter [g/L]) unless otherwise specified in the Rule 1113.

- 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).

- 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.

Mitigation

MM 4.3-1 As a condition of issuing grading or building permits, Riverside County shall require that the following measures be implemented during all construction activities on site:

- Any construction equipment used in Project construction and with a horsepower rating greater than 75 horsepower shall be California Air Resources Board (CARB) Tier 4 Certified, as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations.

- All future construction activities on site shall adhere to the germane policy provisions in the County of Riverside Board of Supervisors Good Neighbor Policy for Logistics and Warehouse/Distribution Uses, whether said project proposes buildings of 250,000 square feet or not. Germane provisions include, but are not limited to, the following:

  a. During construction activities on site, all heavy-duty haul trucks accessing the site shall have CARB-approved 2010 engines or newer approved CARB engine standards.

  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 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 items a. through g., above, shall be kept onsite and furnished to the County upon request.

  h. 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.

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 4.3-2 Prior to issuance of building permits for Tenant Improvements involving cold storage warehouse uses, Riverside County shall review the plans to ensure that electrical hookups are provided to eliminate idling of main and auxiliary engines during the loading and unloading process and provide for transport refrigeration units. Riverside County shall verify the installation of electrical hookups prior to final building inspection.

MM 4.3-3 The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. 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:

- 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.
- 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 4.3-4 Prior to final building inspection, Riverside County shall ensure that Install passenger car Electric Vehicle (EV) charging stations and designated carpool parking stalls have been installed per the provisions of the California Green Building Standards Code, along with an adequately sized electrical panel(s) and conduit to accommodate future EV charging stations at a minimum of 5 percent of the passenger car parking spaces.

MM 4.3-5 All on-site outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be required to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier 4 Engine standards for off-road vehicles or better (defined as emitting less than or equal to 0.015 grams per brake horsepower-hour [g/bhp-hr] for PM_{10}) and all indoor cargo handling equipment shall be required to be powered by electricity, compressed natural gas, or propane. Use of indoor diesel-fueled equipment shall be prohibited. Developer and all successors also shall include these obligations in all building leases. The building owner and occupant shall allow periodic inspection of the site by the County of Riverside or its designee to confirm compliance. Electrical panels should be appropriately sized to allow for future expanded use.

MM 4.3-6 In order to promote alternative fuels, and help support "clean" truck fleets, as part of future lease agreements the developer/successor-in-interest shall be required to provide building

occupants with information related to SCAQMD's Carl Moyer Program, 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.

MM 4.3-7 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. In addition, buildings smaller than 250,000 square feet shall comply with applicable policy provisions of the Good Neighbor Policy except as indicated below. 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:

- 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.
- 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 ("HHDT") 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.
- 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 to restrict idling to no more than five minutes; and 3) telephone numbers of the building facilities manager and CARB to report violations.
- Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
- 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.

- Each Facility 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 future applicants for any new facility larger than 250,000 square feet shall be required to enter into agreement with the County of Riverside to provide a supplemental funding contribution, which would be applied to further off set potential air quality impacts to the community and provide a community benefit. Said financial contribution will be determined by the Transportation and Land Management Agency based on the level of NO_X emissions estimated to generated. Said supplemental funding contribution will be collected on a one-time basis. Funds collected under said supplemental funding program will be subject to designation for use by the Board of Supervisors and will generally be used for projects that directly benefit the impacted community wherein the project is located. The types of projects that the Board of Supervisors may designate for use of these funds include, but are not limited to (1) projects that directly offset NO_X reductions above and beyond what is required by existing air quality regulations, (2) projects that generally improve air quality such as paving of dirt roads, installation of additional trees and landscaping, (3) projects that provide an enhanced buffer between the new facility and sensitive receptors, and (4) Projects that lead to reduced emissions by promoting alternate forms of transportation such as bicycle lanes, new sidewalks, bus turnouts, or other transit-related uses.

4.3.8 Significance of Impacts After Mitigation

Threshold a.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. As discussed below under the discussion of Threshold b., implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce the Project's construction-related air quality emissions to below the SCAQMD Regional Thresholds. However, even with implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7, the Project's long-term operational emissions of ROGs and NO_X, both of which also are ozone precursors, would remain above the SCAQMD Regional Thresholds. As such, the Project would potentially delay the timely attainment of the O_3 air quality standard and/or the AQMP emission reduction requirements. Additionally, the Project's proposed land uses are not consistent with the growth forecasts included in the 2016 SCAQMD AQMP. Thus, Project direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2016 AQMP would be significant and unavoidable.

Threshold b.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. Table 4.3-13, *Construction-Related Emissions With Mitigation*, shows the Project's expected construction emissions with implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2. As shown, adherence to the required mitigation would ensure that the proposed Project would be constructed in a manner that daily pollutants would be generated at levels below SCAQMD significance thresholds. With implementation of the required mitigation, criteria pollutant emissions generated during construction of the proposed Project would not result

in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or State ambient air quality standard. Further, since the Project's emissions would not exceed SCAQMD thresholds, no exceedance of the ambient air quality standards would occur, and no regional health effects from Project criteria pollutants would occur. As such, with implementation of the required mitigation, Project-related air quality impacts during construction would be reduced to less-than-significant levels. (ECORP, 2021a, p. 28)

Table 4.3-13 Construction-Related Emissions With Mitigation

Construction Year	Pollutant (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction in 2021 (including offsite construction)	9.83	88.93	53.01	0.08	`9.22	12.03
Construction in 2022	42.68	98.55	129.42	0.40	17.81	10.80
Construction in 2023	41.58	83.07	115.35	0.39	16.50	6.23
Construction in 2024	40.90	79.37	120.76	0.38	16.24	5.99
Construction in 2025	40.20	75.68	116.92	0.38	15.97	5.73
SCAQMD Regional Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2; EMFAC2017. Refer to Attachment A to the Project's AQA (*Technical Appendix B*) for Model Data Outputs.

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. Building construction, paving, and painting are assumed to occur simultaneously. Construction emissions taken from the season (summer or winter) with the highest output.
(ECORP, 2021a, Table 2-7)

Implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7 would reduce the Project's anticipated emissions of ROGs and NO_X, but would not reduce emissions of these pollutants to below the SCAQMD Regional Thresholds. While these measures would reduce air pollutant emissions attributable to the Project, the exact reduction amount cannot be quantified for most. 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. The requirement that facility operators must 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 can be quantified and has been accounted for in Table 4.3-7 since the requirement is also mandated by Provision 4.1 of the County of Riverside Board of Supervisors' *Good Neighbor Policy for Logistics and Warehouse/Distribution Uses*.

As indicated in Table 4.3-7, the majority of NOX emissions associated with Project operations would result from vehicular traffic, and in particular truck traffic. Mobile source emissions are regulated by standards imposed by federal and State agencies, not local governments. No other mitigation measures related to vehicle tailpipe emissions are available that are within Riverside County's jurisdictional authority and that are feasible for Riverside County to enforce and have a proportional nexus to the Project's level of impact. With respect to ROG emissions, a majority of the Project's ROG emissions (84.6%) are associated with area sources such as architectural coatings and consumer products. ROG emissions from consumer product (i.e., solvents used in cleaning supplies, kitchen aerosols, cosmetics, and toiletries) make up most of the area source emissions (approximately 88%). As with mobile sources, consumer products cannot be regulated by the County of Riverside. CARB is primarily responsible for controlling pollution from consumer products. As such, it is concluded that operation of the Project would generate ROG and NOX emissions that would exceed the applicable SCAQMD regional air quality threshold on a daily basis. The Project's operational-related NOX and ROG emissions would cumulatively contribute to an existing air quality violation in the SCAB (i.e., ozone concentrations), as well as cumulatively contribute to the net increase of a criteria pollutant for which the SCAB is non-attainment (i.e., federal and State ozone concentrations). Accordingly, the Project's long-term operational-related emissions of ROG and NOx are concluded to result in a significant and unavoidable impact on both a direct and cumulatively-considerable basis.

4.4 BIOLOGICAL RESOURCES

The analysis in this Subsection is based, in part, on information from the report titled "Biological Technical Report for Renaissance Ranch Development Project" (herein, "BTR), prepared by Glenn Lukos Associates, Inc. (herein, "GLA"), and dated September 29, 2021 (GLA, 2021a). This report is included as *Technical Appendix C1* to this EIR. Additionally, the information in this Subsection is based in part on the Project's, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas, Renaissance Ranch Development Project," also prepared by GLA, dated October 2021, and included as *Technical Appendix C2* to this EIR (GLA, 2021b).

4.4.1 EXISTING CONDITIONS

A. *Prior Biological Surveys and Permits*

The Project's BTR relies in part on prior studies performed for the Project site between 2003 and 2005 by both L&L Environmental, Inc. (herein, "L&L") and GLA. Studies performed by L&L included: (GLA, 2021a, p. 1)

- Habitat Assessment (November 2002);
- Site Assessment (March 2003);
- Oak Tree Survey (May 2003);
- Jurisdictional Wetland Delineation (May 2003, Revised Dec. 2003, Attached as Appendix C to the Project's BTR);
- Focused Gnatcatcher Survey and Spring Botanical Surveys (May 2003);
- Focused Survey for the Least Bell's Vireo (May – June 2003);
- Focused Gnatcatcher Survey (April 2004);
- Focused Spring Botanical Study (April 2004);
- Determination of Biological Equivalent or Superior Preservation (January 2005);
- Evaluation of Urban/Wildland Interface (January 2005);
- Revised Jurisdictional Wetland Delineation (May 2005);
- Focused California Gnatcatcher & Narrow Endemic Plant Surveys (May-June 2005);
- Nesting Season Burrowing Owl Survey (May – June 2005); and
- Focused Survey for the Least Bell's Vireo and Southwestern Willow Flycatcher and Habitat for the Western Yellow-Billed Cuckoo (May – June 2005).

Additionally, L&L submitted a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application in 2003 which was approved in 2004 (GLA, 2021a, p. 1).

Prior studies were also performed for the Project by GLA in 2006, which included (GLA, 2021a, p. 1):

- Offsite jurisdictional delineation (March 2006, attached as Appendix D to the Project's BTR);
- Burrowing Owl Surveys (May 2006); and

- Focused Gnatcatcher Surveys (April – May 2006)

Additionally, a Section 7 Consultation pursuant to the federal Endangered Species Act (ESA) was concluded on July 11, 2006. Site jurisdictional permit approvals included a 401 Water Quality Certification in 2005 (with amendments in 2005 and 2006, and a reissued certification in May 2019), a CWA Section 404 permit in 2005 (extended in 2010 and 2015), and a 1602 Streambed Alteration Agreement in 2004 (amended in 2013, reissued in 2015, and extended in 2019). (GLA, 2021a, pp. 1-2)

The Project site was approved for clearing and grubbing in late 2005, with impacts occurring from January to March 2007. While the entirety of the Project footprint was cleared of vegetation, grading did not occur. The Project's BTR (*Technical Appendix C1*) updates the focused surveys for least Bell's vireo and burrowing owl, in addition to a general biological update. (GLA, 2021a, p. 2)

The above-listed reports are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501. The on- and off-site jurisdictional delineations relied upon by the Project's BTR are included as Appendices C and D to the BTR, respectively.

B. *Study Area Conditions*

The Project site is located east of Horsethief Canyon Road, south of Interstate 15 (I-15), north of Palomino Creek Drive, and north and west of Hostettler Road. The southeast portion of the Project site was partially used for agricultural uses including orchards from as early as the 1960s to 1997 (Hillmann, 2019, p. 17). Some debris still remains from a few former agricultural type structures in the southern portions of the site. Two former residences were observed in the northern portion of the site as well as a former truck trailer storage facility. Several informal dirt trails traverse the property. (Google Earth, 2018; Petra, 2020, pp. 3-4)

The southwestern portions of the Project site exhibit relatively level topography, with the remaining portions of the site containing undulating small hill forms. The property descends at a moderate gradient, generally in a northeasterly direction. Elevations on site range from approximately 1,187 feet above mean sea level (amsl) near the northeast corner of the Project site to 1,430 feet amsl at the southwest corner of the Project site. The overall topographic relief is approximately 243 feet. (Google Earth, 2018; Petra, 2020, p. 2)

The Temescal Wash crosses the northeastern portion of the Project site as it flows northerly under the I-15 Freeway. Other smaller natural watercourses cross the Specific Plan and generally flow from south to north. More specifically, under existing conditions, the Project site contains eleven separate drainage areas. These drainage areas convey runoff to seven (7) runoff concentration points with existing culverts traversing the I-15 freeway to Temescal Wash and Alberhill Creek/Temescal Wash to the north. (K&A, 2020a, p. 20)

C. *Vegetation Mapping*

The Project site and off-site improvement areas (herein, "Study Area") support the following vegetation types: Brittle Bush Scrub, Disturbed California Buckwheat Scrub, Disturbed Chamise Chaparral, Southern Cottonwood Willow Riparian Forest, Unvegetated Wash, and Upland Mustards. Figure 4.4-1, *Vegetation Map*,

depicts the location and extent of vegetation communities on site. Table 4.4-1, *Summary of Vegetation/Land Use Types for the Study Area*, provides a summary of the vegetation types and their corresponding acreage. Descriptions of each vegetation type are provided below. Photographs depicting the Project site are shown in Exhibit 8 of the Project's BTR (*Technical Appendix C1*). (GLA, 2021a, p. 25)

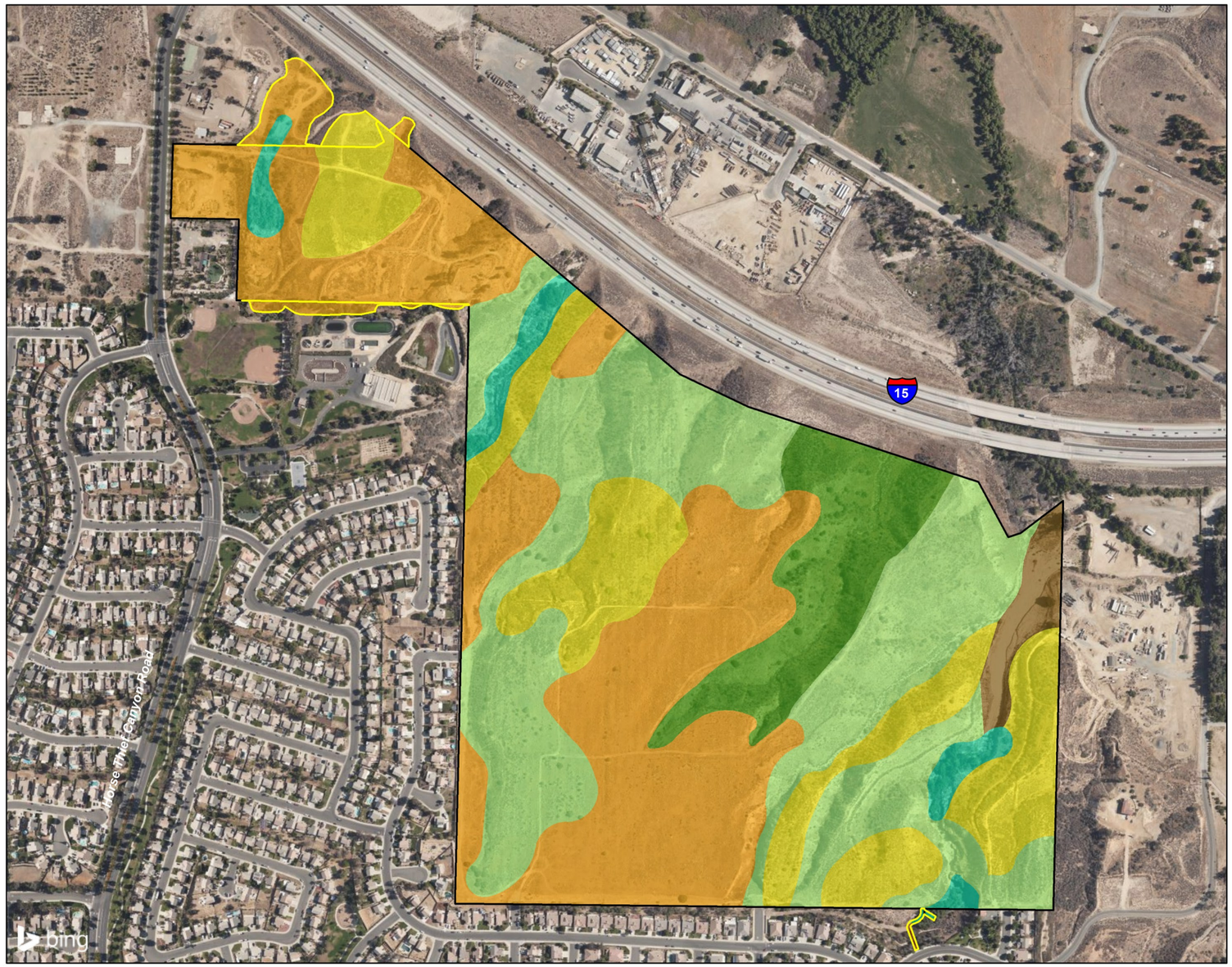
Table 4.4-1 Summary of Vegetation/Land Use Types for the Study Area

VEGETATION/LAND USE TYPE	PROJECT SITE (onsite acres)	PROJECT SITE (offsite acres)	AVOIDED OPEN SPACE (acres)	STUDY AREA (acres)
Brittle Bush Scrub	18.74	0.74	10.87	30.35
Disturbed California Buckwheat Scrub	33.81	0.01	18.24	52.06
Disturbed Chamise Chaparral	11.31	0	3.01	14.32
Southern Cottonwood Willow Riparian Forest	3.07	0.29	1.98	5.34
Unvegetated Wash	0	0	3.47	3.47
Upland Mustards	49.55	2.69	2.95	55.19
Disturbed Ornamental	0	0.04	0	0.04
Total	**116.52**	**3.77**	**40.52**	**160.77**

(GLA, 2021a, Table 4-1)

- **Brittle Bush Scrub**. The Study Area supports 30.35 acres of brittle bush scrub, of which 19.48 acres occur within the Project site, and 10.87 acres occur within avoided open space. These areas do not typically undergo annual maintenance, and some of these areas were not historically used for agricultural purposes. Most plants in these areas are shrubs, though some trees are present. Dominant species in these areas include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), and California buckwheat (*Eriogonum fasciculatum*). Additional native species within these areas include black sage (*Salvia mellifera*), blue elderberry (*Sambucus nigricans*), chaparral yucca (*Hesperoyucca whipplei*), coast live oak (*Quercus agrifolia*), coulter's matilija poppy (*Romneya coulteri*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), matchweed (*Gutierrezia sarothrae*), toyon (*Heteromeles arbutifolia*), western sunflower (*Helianthus annuus*), and white sage (*Salvia apiana*). Non-native species within these areas are Peruvian pepper (*Schinus molle*) and summer mustard (*Hirschfeldia incana*). (GLA, 2021a, pp. 25-26)

- **Disturbed California Buckwheat Scrub**. The Study Area supports 52.06 acres of disturbed California buckwheat scrub. Portions of these areas, particularly in the southwestern portion of the site, were annually maintained until 2006, with some areas being historically used for agricultural purposes. Most plants in these areas are shrubs, though some trees are sporadically distributed throughout. Predominant species in these areas include native California sagebrush, California buckwheat and deerweed, and non-native summer mustard and tocalote. Additional native species within these areas include arroyo willow (*Salix lasiolepis*), black sage, blue elderberry, brittlebush, Coulter's matilija



Offsite Areas

Disturbed Ornamental

Brittle Bush Scrub

Disturbed California Buckwheat Scrub

Disturbed Chamise Chaparral

Southern Cottonwood Willow Riparian Forest

Upland Mustards

Unvegetated Wash

Source(s): GLA (10-14-2020)

Figure 4.4-1

Not to Scale

Vegetation Map

poppy, jimsonweed (*Datura wrightii*), laurel sumac, salt heliotrope, and telegraph weed (*Heterotheca grandiflora*). Additional non-native species include olive (*Olea europaea*), Peruvian pepper, prickly lettuce, and tamarisk (*Tamarix* sp.). (GLA, 2021a, p. 26)

- **Disturbed Chamise Chaparral**. The Study Area supports 14.32 acres of disturbed chamise chaparral. These areas, located in the central, northern portions of the Study Area, are primarily associated with hillslopes and existing drainages. Although these areas were not historically used for agricultural purposes and have not been annually maintained, they are considered disturbed due to the elevated presence of invasive species, which comprise approximately 50% cover. Predominant species in these areas include native chamise (*Adenostoma fasciculatum*), California buckwheat, black sage, and non-native tocalote (*Centaurea melitensis*) and summer mustard. Additional native species within these areas include California sagebrush, deerweed (*Acmispon glaber*), salt heliotrope (*Heliotropium curassavicum*), golden yarrow, and white sage. Additional non-native species in these areas include red brome (*Bromus rubens*) and prickly lettuce (*Lactuca serriola*). (GLA, 2021a, p. 26)

- **Southern Cottonwood Willow Riparian Forest**. The Study Area supports 5.34 acres of southern cottonwood willow riparian forest, primarily associated with the on- and off-site drainage features. These areas are dominated by native riparian tree species with associated understories present. Predominant species in these areas include Fremont's cottonwood (*Populus fremontii*), black willow (*Salix gooddingii*), arroyo willow, and tamarisk trees. Additional native species include blue elderberry, mulefat (*Baccharis salicifolia*), California sagebrush, brittlebush, California buckwheat, western sunflower, California fan palm (*Washingtonia filifera*), and coast live oak. Non-native species, such as prickly lettuce, also are present. (GLA, 2021a, p. 27)

- **Unvegetated Wash**. The Study Area supports 3.47 acres of bare areas. These areas are composed of unvegetated sand at the bottom of drainage features in the northeast portion of the Project site. (GLA, 2021a, p. 27)

- **Upland Mustards**. The Study Area supports 55.19 acres of upland mustards areas, primarily associated with those areas which were historically used for agricultural purposes. These areas are dominated by non-native species or ornamental species, though some native species still occur in small patches. Predominant species in these areas include summer mustard and red brome. Native species within these areas include clustered tarweed (*Deinandra fasciculatum*), coyote brush (*Baccharis pilularis*), horseweed (*Erigeron canadensis*), and thick-leaved yerba santa (*Eriodictyon crassifolium*). Non-native species in these areas include Canarian sea lavender (*Limonium perezii*), European sea lavender (*Limonium duriusculum*), gum tree (*Eucalyptus* sp.), Mediterranean grass (*Schismus barbatus*), red-stemmed filaree (*Erodium cicutarium*), tamarisk, tocalote, and white horehound (*Marrubium vulgare*). (GLA, 2021a, p. 27)

- **Disturbed/Developed Ornamental**. The Study Area supports 0.04 acre of disturbed/developed ornamental habitat. These areas are located on an existing slope off site south of the Project site near

Bolo Court and support nonnative grasses and Eucalyptus species (*Eucalyptus* sp.). (GLA, 2021a, p. 27)

D. Special Status Vegetation Communities

The California Natural Diversity Database (CNDDB) identifies the following 10 special-status vegetation communities for the Alberhill and surrounding quadrangle maps: valley needlegrass grassland, southern interior basalt flow vernal pool, southern riparian forest, southern coast live oak riparian forest, southern cottonwood willow riparian forest, southern mixed riparian forest, canyon live oak ravine forest, southern sycamore alder riparian woodland, southern willow scrub, and southern interior cypress forest. Of these special-status vegetation types, the Project site contains only southern cottonwood willow riparian forest. Approximately 5.32 acres of southern cottonwood willow riparian forest occurs within the Study Area, of which 3.34 acres occur within the Project site and 1.98 occurs in avoided open space. (GLA, 2021a, pp. 27-28)

E. Special Status Plants

Table 4-2 of the Projects' BTR (*Technical Appendix C1*) provides a list of special-status plants evaluated for the Project site through general biological surveys and habitat assessments. Species were evaluated based on the following factors: 1) species identified by the CNDDB and CNPS as occurring (either currently or historically) on or in the vicinity of the Project site, 2) applicable Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) survey areas, and 3) any other special-status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the site. (GLA, 2021a, p. 28)

1. Special-Status Plants Detected Within the Study Area

One special status plant species, Coulter's Matilija Poppy (*Romneya coulteri*), was observed within the Study Area. Specifically, two small populations were detected during general and focused surveys. The Study Area supports approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) for the Coulter's matilija poppy. (GLA, 2021a, p. 34)

Coulter's matilija poppy is designated as a California Native Plant Society (CNPS) Rank 4.2 species and is a covered species under the MSHCP without additional survey or conservation requirements. Coulter's matilija poppy is not a federal- or State-listed species. Coulter's matilija poppy is a member of the poppy family (PAPAVERACEAE). This perennial herb is known to occur in chaparral and coastal scrub from 20 to 1,200 meters (66 to 3,940 feet) above mean sea level (amsl) and is known as a fire follower species. Coulter's matilija poppy is known from Los Angeles, Orange, Riverside and San Diego counties and is known to bloom from March through July. (GLA, 2021a, p. 34)

2. Special-Status Plant Species Not Observed but with a Potential to Occur

Subsection 4.4.2 of the Project's BTR (*Technical Appendix C1*) includes a discussion of special-status plant species not observed but with a potential to occur within the Study Area. These species include intermediate

mariposa lily (*Romneya coulteri*), long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), many-stemmed dudleya (*Dudleya multicaulis*), Munz's onion (*Allium munzii*), Palmer's grapplinghook (*Harpagonella palmeri*), round-leaved filaree (*California macrophylla*), and San Miguel savory (*Clinopodium chandleri*). (GLA, 2021a, pp. 34-37)

F. Special-Status Animals

The following special-status animals were detected at the Project site during the 2020 biological surveys: coast horned lizard and coastal California gnatcatcher. Table 4-3 of the Project's BTR (*Technical Appendix C1*) provides a list of special-status animals evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Species were evaluated based on the following factors, including: 1) species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the Project site; 2) applicable MSHCP survey areas; and 3) any other special-status animals that are known to occur within the vicinity of the Project site, for which potentially suitable habitat occurs on the site. (GLA, 2021a, p. 37)

1. Special-Status Wildlife Species Observed within the Project Site

Provided below is a description of the special-status animals detected at the Project site during the 2020 biological surveys.

- **Coast Horned Lizard (*Phrynosoma blainvillii*)**. The coast horned lizard is designated as a California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC) and is a covered species under the MSHCP. This species is found in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland, and coniferous forest. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g., floods, fire, roads, grazed areas, fire breaks). Extensive habitat loss from agriculture and urbanization have been the main reasons cited for the decline of this species. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. The coast horned lizard was detected during the 2020 surveys. (GLA, 2021a, p. 43)

- **Coastal California Gnatcatcher (*Polioptila californica californica*)**. The coastal California gnatcatcher (gnatcatcher) is designated as a federally threatened species, a CDFW SSC, and is a covered species under the MSHCP. The gnatcatcher typically occurs in or near sage scrub habitat, which is a broad category of vegetation that includes the following plant communities: Venturan coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. Gnatcatchers also use chaparral, grassland, and riparian or alluvial habitats where they occur adjacent to sage scrub. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. Annual focused surveys for the gnatcatcher were performed by both L&L and GLA from 2003 to 2006. One pair of gnatcatchers was detected on site in 2006. The coastal California gnatcatcher was also detected during

2020 surveys but is considered a covered species adequately conserved under the MSHCP. (GLA, 2021a, p. 43)

2. Special-Status Wildlife Species Not Observed but with a Potential to Occur

Special-status wildlife species that were not observed within the Study Area but have the potential to occur are discussed below.

Special-Status Invertebrates with a Potential to Occur

- **Quino Checkerspot Butterfly (*Euphydryas editha quino*; "QCB")**. The federally-listed endangered QCB was listed in 1997, and is currently a covered species under the MSHCP. Currently, QCB is known only from scattered locations in San Diego and western Riverside counties, and northwestern Baja California, Mexico. QCB have two distinctive phases in its life history: early stages (egg, larva or caterpillar, and the pupa or chrysalis) and adult. Each phase has distinct habitat requirements. Habitat associations seem to be tied to both host plant species and topography. Larvae feed immediately upon *Plantago erecta, Plantago patagonia, Antirrhinum coulterianum, Cordylanthus rigidus* and possibly other Plantago species and *Collinsia concolor*, and *Castilleja exserta* which have been shown to support larvae in the laboratory. Additionally, *Collinsia* spp. and *Castilleja* spp. are larval food plants for other *Euphydryas editha* subspecies. After diapause, the larvae feed again on *Plantago erecta* before metamorphosing. After metamorphosing, the adult's nectar mostly on small annuals. The Project site has previously been identified as an area that has historically supported QCB. There is approximately 30.35 acres of potential habitat (brittle bush scrub) within the Study Area. (GLA, 2021a, p. 44)

Special-Status Reptiles with a Potential to Occur

- **Coast Patch-Nosed Snake (*Salvadora hexalepis virgultea*)**. The coast patch-nosed snake is designated as a CDFW SSC. The coast patch-nosed snake is thought to be associated with brushy or shrubby vegetation, such as chaparral. If the assessment that this species adjusts its activity around that of its whiptail lizard prey, the link to shrubby associations may simply be a function that being the preferred habitat of its prey. Whatever the link, coast patch-nosed snakes seem to require at least a low shrub structure of minimum density since they are not found in habitats lacking this structural component. Coast patch-nosed snakes are presumed to take refuge and perhaps overwinter in burrows or woodrat nests, so the presence of one or more burrow- or refuge-creating mammals may be necessary for this snake to be present. There is approximately 14.32 acres of potential habitat (disturbed chamise chaparral) within the Study Area. (GLA, 2021a, p. 44)

- **Red-diamond rattlesnake (*Crotalus ruber*)**. The red-diamond rattlesnake is designated as a CDFW SSC and is a covered species under the MSHCP without additional survey or conservation requirements. From an ecological standpoint, the rattlesnake has a wide tolerance for varying environments. Although this species is recorded from a number of vegetation types, it is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills,

cactus or boulder associated coastal sage scrub, and desert slope scrub associations are known to carry populations of this species; however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats. There is approximately 14.32 acres of potential habitat (disturbed chamise chaparral) within the Study Area. (GLA, 2021a, pp. 44-45)

Special-Status Birds with a Potential to Occur

- **Loggerhead Shrike (*Lanius ludovicianus*)**. The loggerhead shrike is designated as a CDFW SSC when nesting, and is a covered species under the MSHCP. The loggerhead shrike is known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral, and beach with scattered shrubs. Individuals like to perch on posts, utility lines and often use the edges of denser habitats. In some parts of its range, pasture lands have been shown to be a major habitat type for this species, especially during the winter season, and breeding pairs appear to settle near isolated trees or large shrubs. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. (GLA, 2021a, p. 45)

- **Northern Harrier (*Circus cyaneus*)**. The northern harrier is designated as a CDFW SSC when nesting, and is a covered species under the MSHCP. In California, the northern harrier occurs from annual grassland up to lodgepole pine and alpine meadow habitats, as high as 3,000 meters (10,000 feet). It breeds from sea level to 1,700 meters (0-5,700 feet) in the Central Valley and Sierra Nevada, and up to 800 meters (3,600 feet) in northeastern California. The northern harrier frequents open wetlands, wet and lightly grazed pastures, old fields, dry uplands, upland prairies, mesic grasslands, drained marshlands, croplands, shrub-steppe, meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands and is seldom found in wooded areas. While it seems to prefer to nest in the vicinity of marshes, rivers, or ponds, it may be found nesting in grassy valleys or on grass and sagebrush flats many miles from the nearest water. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. (GLA, 2021a, p. 45)

- **White-Tailed Kite (*Elanus leucurus*)**. The white-tailed kite does not have a federal or State designation; however, this species is considered locally rare when nesting. It is also designated as a covered species under the MSHCP. The white-tailed kite inhabits low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Riparian areas adjacent to open areas are used for nesting. The white-tailed kite uses trees with dense canopies for cover and the specific plant associations seem to be unimportant with the vegetation structure and prey abundance apparently more important. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. (GLA, 2021a, pp. 45-46)

Special-Status Mammals with a Potential to Occur

- **Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*)**. The northwestern San Diego pocket mouse is designated as a CDFW SSC and is a covered species under the MSHCP. The northwestern San Diego pocket mouse inhabits coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. It inhabits open, sandy areas of both the Upper and Lower Sonoran life-zones of southwestern California and northern Baja California. The highest populations of the San Diego pocket mouse were recorded in coastal sage scrub supporting a mixture of coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) on the Naval Weapons Station, Fallbrook Annex in northwestern San Diego County, but it was also relatively abundant in chaparral. The San Diego pocket mouse generally exhibits a strong microhabitat affinity for moderately gravelly and rocky substrates, and, to a lesser extent, shrubby areas. There is approximately 52.06 acres of potential habitat (disturbed California buckwheat scrub) in the Study Area. (GLA, 2021a, p. 46)

- **San Diego Desert Woodrat (*Neotoma lepida intermedia*)**. The San Diego desert woodrat is designated as a CDFW SSC and is a covered species under the MSHCP. Desert woodrats are found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Desert woodrats are noted for their flexibility or plasticity in utilizing various materials, such as twigs and other debris (sticks, rocks, dung), to build elaborate dens or "middens," which typically include several chambers for nesting and food, as well as several entrances. Middens may be used by several generations of woodrats. Woodrats often are associated with cholla cactus which they use for water and dens or boulders and boulder piles. In chaparral, rock dens usually are located near primary food sources to minimize travel time and exposure to predators. The most common natural habitats for this species are chaparral, coastal sage scrub (including Riversidean sage scrub and Diegan coastal sage scrub) and grassland. Where substantial patches of these habitats are still intact, desert woodrats should still occur. There is approximately 96.77 acres of potential habitat (brittle bush scrub, disturbed chamise chaparral, disturbed California buckwheat scrub) within the Study Area. (GLA, 2021a, pp. 46-47)

- **Stephens' Kangaroo Rat (*Dipodomys stephensi*)**. The Stephens' kangaroo rat (SKR) is designated as a federally-endangered species and a State-threatened species, and is a covered species under the MSHCP. The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer. Although there are no confirmatory data, it has been assumed that the Stephens' kangaroo rat historically occupied habitat dominated by native perennial grasses and forbs. Soil type also is an important habitat factor for Stephens' kangaroo rat occupation. As a fossorial (burrowing) animal, the Stephens' kangaroo rat typically is found in sandy and sandy loam soils with a low clay to gravel content, although there are exceptions where they can utilize the burrows of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophilus beecheyi*). Additionally, the Stephens' kangaroo rat has been trapped in brittlebush (*Encelia farinosa*) dominated coastal sage scrub with an estimated shrub cover of over 50 percent. There is approximately 30.35 acres of potential habitat (brittle bush scrub) in the Study Area. (GLA, 2021a, p. 47)

3. Special-Status Wildlife Species Confirmed Absent Through Focused Surveys

The following special-status wildlife species were confirmed absent through focused surveys conducted within the Project's Study Area.

Special-Status Bird Species Confirmed Absent from Study Area

- **Burrowing Owl (*Athene cunicularia hypugaea*)**. The burrowing owl is designated as a CDFW SSC at burrow sites and some wintering sites. The burrowing owl is a covered species not adequately conserved under the MSHCP, which means that projects located within the burrowing owl survey area may have to evaluate avoidance measures if burrowing owls are present. The burrowing owl occurs in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a year-long resident. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature need, they require the use of rodent or other burrows for roosting and nesting cover. The northwestern portion of the Project site occurs within the MSHCP survey area for the burrowing owl; therefore, focused surveys were conducted in 2004 and 2005 by L&L. No burrowing owls or sign of burrowing owls were detected at that time. In August 2020, updated focused burrowing owl surveys were performed by GLA pursuant to the MSHCP. GLA biologists did not observe burrowing owls, or evidence of burrowing owls (e.g., cast pellets, preened feathers, or whitewash clustered at a burrow) during the focused burrowing owl surveys conducted in 2020. Exhibit 5 of the Project's BTR (*Technical Appendix C1*) depicts the location of the burrowing owl survey areas and of burrows detected during the focused burrow survey. This species was confirmed absent from the burrowing owl study area. (GLA, 2021a, pp. 47-48)

- **Least Bell's Vireo (*Vireo bellii pusillus*)**. The least Bell's vireo is designated as a federally and State endangered species. The least Bell's vireo is a covered species not adequately conserved under the MSHCP, which means that projects with wetland mapping components may have to evaluate avoidance measures if least Bell's vireo are present. Least Bell's vireos primarily occupy riverine riparian habitats that typically feature dense cover within 1-2 meters of the ground and a dense, stratified canopy. It inhabits low, dense riparian growth along water or along dry parts of intermittent streams. Typically, it is associated with southern willow scrub, cottonwood forest, mule fat scrub, sycamore alluvial woodland, coast live oak riparian forest, arroyo willow riparian forest, wild blackberry, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses below 1,500 feet elevation in the interior. In the coastal portions of Southern California, the least Bell's vireo occurs in willows and other low, dense valley foothill riparian habitat and lower portions of canyons and along the western edge of the deserts in desert riparian habitat. As the site contains riparian habitat, the site has the potential to support the least Bell's vireo. Therefore, in 2003, 2004, and 2005, focused least Bell's vireo surveys were performed by L&L. In 2003, one least Bell's vireo was detected offsite within the Temescal Wash, although none were detected on site. No vireos were detected during focused surveys in 2004 or 2005, or during updated focused surveys conducted by GLA in 2020. (GLA, 2021a, p. 48)

G. Raptor Use

The Project site provides suitable foraging and breeding habitat for a number of raptor species, including special-status raptors. Southern California holds a diversity of birds of prey (raptors), and many of these species are in decline. For most of the declining species, foraging requirements include extensive open, undisturbed, or lightly disturbed areas, especially grasslands. This type of habitat has declined severely in the region, affecting many species, but especially raptors. A few species, such as redtailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*), are somewhat adaptable to low-level human disturbance and can be readily observed adjacent to neighborhoods and other types of development. These species still require appropriate foraging habitat and low levels of disturbance in vicinity of nesting sites. (GLA, 2021a, p. 48)

Many of the raptors that would be expected to forage and nest within western Riverside County are fully covered species under the MSHCP with the MSHCP providing the necessary conservation of both foraging and nesting habitats. Some common raptor species (e.g., American kestrel, red-tailed hawk) are not covered by the MSHCP but are expected to be conserved with implementation of the MSCHP due to the parallel habitat needs with those raptors covered under the MSHCP. The MSHCP does not provide MBTA and Fish and Game Code take for raptors covered under the MSHCP. (GLA, 2021a, pp. 48-49)

The Project site provides potential nesting habitat (e.g., mature trees, shrubs) for the white-tailed kite and potential foraging for the northern harrier. Appendix B (faunal compendium) to the Project's BTR (*Technical Appendix C1*) provides a list of the hawks and falcons detected over the course of the field studies. These species were Cooper's hawk (*Accipiter cooperii*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), and great-horned owl (*Bubo virginianus*). The Project site supports nesting habitat (e.g., mature trees, shrubs) for these species, primarily in the riparian areas on site. The Project site is expected to provide foraging habitat for all of these species in the form of insects, spiders, lizards, snakes, small mammals, and other birds. (GLA, 2021a, p. 49)

H. Nesting Birds

The Project site contains trees, shrubs, and ground cover that provide suitable habitat for nesting native birds. Mortality of native birds (including eggs) is prohibited under California Fish and Game Code. Birds anticipated to nest on the Project site would be those that are common to disturbed habitats, riparian habitats, and coastal sage scrub. These birds include mourning dove, Anna's hummingbird, American crow, common raven, Bewick's wren, rock wren, house finch, and lesser goldfinch. (GLA, 2021a, p. 49)

I. Wildlife Linkages/ Corridors and Nursery Sites

Habitat linkages are areas which provide a communication between two or more other habitat areas which are often larger or superior in quality to the linkage. Such linkage sites can be quite small or constricted, but may be vital to the long-term health of connected habitats. Linkage values are often addressed in terms of "gene flow" between populations, with movement taking potentially many generations. Corridors are similar to linkages but provide specific opportunities for individual animals to disperse or migrate between areas,

generally extensive but otherwise partially or wholly separated regions. Adequate cover and tolerably low levels of disturbance are common requirements for corridors. Habitat in corridors may be quite different than that in the connected areas, but if used by the wildlife species of interest, the corridor will still function as desired. (GLA, 2021a, p. 49)

Wildlife nurseries are sites where wildlife concentrate for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies. Nurseries can be important to both special-status species as well as commonly occurring species. (GLA, 2021a, p. 50)

The eastern quarter of the Project site is identified by the MSHCP as being within a conceptual linkage or corridor. The Project site, therefore, may represent an area valuable to wildlife movement. The Project site does not represent a nursery site due to the disturbed nature of the site and its adjacent surrounding areas (residential areas). (GLA, 2021a, p. 50)

J. Critical Habitat

The Project site does not occur within any United States Fish and Wildlife Service (USFWS) designated critical habitat (GLA, 2021a, p. 50).

K. Jurisdictional Waters

The original study in 2003 performed by L&L found six drainage channels flowing from southwest to northeast. The six drainages varied from shallow to deeply incised and are tributary to Temescal Wash which borders the extreme northeastern portion of the Study Area. An updated study was conducted in 2004-2005 due to record rainfall during the 2004- 2005 wet season, and is included as Appendix C to the Project's BTR (EIR *Technical Appendix C1*). Additionally, GLA performed a jurisdictional delineation in 2006 for offsite drainages in the northwestern portion of the Project site, adding one additional drainage feature (refer to Appendix D to the Project's BTR). The jurisdictional features contained in the biological report are derived from GLA's interpretation or the Project's jurisdictional delineation report prepared by L&L dated May 2005, as well as the existing approved regulatory permits issued by the U.S. Army Corps of Engineers (Corps), Santa Ana Regional Water Quality Control Board (Regional Board), and CDFW for the Project. Finally, one 0.05-acre riparian area and 0.03 acre of wetland streambed located south of the Project site near Bolo Court was also identified. This area supports Southern Cottonwood-Willow Riparian Forest Habitat. (GLA, 2021a, p. 50)

1. Corps Jurisdictional Features

Corps jurisdiction associated with the Project site, which includes on and offsite areas, totals 3.26 acres (3.18 acres onsite, 0.08-acre offsite), 0.13 acre of which is wetland. A total of 10,800 linear feet of streambed is present. The Project site supports six features, including ephemeral streams/tributaries, erosional areas, and swales, that flow in direct response to precipitation (e.g., rain) or suburban runoff. One additional feature (Channel 7) occurs in the Offsite area. Table 4.4-2, *Summary of Corps Jurisdiction for the Onsite Areas*, provides a summary of Corps jurisdiction associated with the Project site, and Table 4.4-3, *Summary of Corps*

Jurisdiction for the Offsite Areas, provides a summary of Corps jurisdiction associated with the Offsite areas. (GLA, 2021a, p. 50)

Table 4.4-2 Summary of Corps Jurisdiction for the Onsite Areas

Channel Name	Non-Wetland Waters (acres)	Wetlands (acres)	Total (acres)	Length (linear feet)
Channel 1	0.02	0	0.02	200
Channel 2	0.22	0.10	0.32	900
Channel 3	0.41	0	0.41	2,500
Channel 4	0.11	0	0.11	700
Channel 5	0.34	0	0.34	2,200
Channel 6	1.98	0	1.98	3,600
Total	**3.08**	**0.10**	**3.18**	**10,100**

*See Table 2-b of the jurisdictional report by L&L, Inc.
(GLA, 2021a, Table 4-4)

Table 4.4-3 Summary of Corps Jurisdiction for the Offsite Areas

Channel Name	Non-Wetland Waters (acres)	Wetlands (acres)	Total (acres)	Length (linear feet)
Channel 1	0.01	0	0.01	75
Channel 3	0.01	0	0.01	125
Channel 6	0	0.03	0.03	75
Channel 7	0.03	0	0.03	425
Total	**0.05**	**0.03**	**0.08**	**700**

(GLA, 2021a, Table 4-5)

Channel 1

Corps jurisdiction associated with Channel 1 totals 0.03 acre (0.02 acre onsite and 0.01 acre offsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 1 as an ephemeral drainage vegetated primarily by upland species such as mustard with sporadic individuals of mulefat present, as well as scrub oaks and a coast live oak tree. The drainage originates on site and flows northeast for approximately 200 feet before entering into the Offsite Impacts area, where it flows for another 75 feet before exiting the Study Area. Flows originating from Channel 1 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite portion of the drainage averages approximately 10 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed Riversidean sage scrub vegetated with California buckwheat and white sage; disturbed areas vegetated with ruderal vegetation and non-native grasses; and scrub oak chaparral vegetated with scrub oak (*Quercus berberidifolia*), chamise, and sugar bush (*Rhus ovata*). Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 1 consisted primarily of brittle bush scrub and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 51)

Channel 2

Corps jurisdiction associated with Channel 2 totals 0.32 acre (all onsite), 0.10 acre of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 2 as an intermittent drainage vegetated primarily by dense southern willow woodland with an understory of mulefat thickets. The drainage arrives on the property through a storm drain on the western boundary adjacent to residential development and flows northeast for approximately 900 feet before exiting the Study Area. Flows from Channel 2 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. After approximately 700 feet from its entrance into the Project site, Channel 2 becomes more sparsely vegetated, though consisting of the same component habitat. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 2 consisted primarily of southern cottonwood willow riparian forest as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 52)

Channel 3

Corps jurisdiction associated with Channel 3 totals 0.42 acre (0.41 acre onsite and 0.01 acre offsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 3 as an ephemeral drainage vegetated primarily by upland species such as mustards and bromes in the south, and by sage scrub and chamise community vegetation in the northern portions of the drainage feature. The drainage originates on site and flows northeast for approximately 2,500 feet before entering into the offsite impact area, where it flows for another 125 feet before exiting the Study Area. Flows originating from Channel 3 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite portion of the drainage averages approximately 5 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed areas dominated by ruderal vegetation and non-native grasses, Riversidean sage scrub dominated by California sagebrush, and scrub oak/chamise chaparral vegetated with scrub oak, chamise, California sagebrush, California bush poppy (*Dendromecon rigida*), and thick-leaved lilac (*Ceanothus crassifolius*). Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 3 consisted primarily of brittle bush scrub and disturbed California buckwheat scrub as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 52)

Channel 4

Corps jurisdiction associated with Channel 4 totals 0.11 acre (all onsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 4 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 700 feet before exiting the Study Area. Flows from Channel 4 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 4 consisted primarily of disturbed California buckwheat scrub and disturbed chamise chaparral as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 53)

Channel 5

Corps jurisdiction associated with Channel 5 totals 0.34 acre (all onsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 5 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 2,200 feet before exiting the Study Area. Flows from Channel 5 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 5 consisted primarily of disturbed California buckwheat scrub, disturbed chamise chaparral, and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 53)

Channel 6

Corps jurisdiction associated with Channel 6 totals 2.01 acres (1.98 acres on site and 0.03 acre off site), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 6 as an intermittent drainage vegetated primarily by dense willows and cottonwoods in the southern portion of the channel, which then thins into unvegetated streambed. The drainage originates from a suburban runoff storm drain along the southeast boundary of the Project and flows north for approximately 3,600 feet before exiting the Study Area. Flows from Channel 6 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 6 has expanded further north than previously described. The southern cottonwood willow riparian forest present in Channel 6 during the 2020 surveys is described in subsection 4.4.1.C, above. (GLA, 2021a, pp. 53-54)

Channel 7

Corps jurisdiction associated with Channel 7 totals 0.03-acre (all offsite), none of which consists of wetlands. The initial jurisdictional delineation for Channel 7 performed by GLA in 2006 described Channel 7 as an ephemeral drainage vegetated primarily by arroyo willow, mulefat, and stinging nettle (*Urtica dioica*), as well as more sporadic areas of mulefat that support tree tobacco, castor bean, and salt cedar. The drainage originates at a culvert outlet in the southwest corner of the Offsite Impacts Area, and then extends approximately 425 linear feet north/northeast within the Offsite Impacts Area, at which point the channel then extends into the Interstate 15 right-of-way and enters a culvert pipe that conveys flows underneath the freeway and towards the Temescal Canyon Wash. Current conditions on site have remained relatively consistent with the previous studies. (GLA, 2021a, p. 54)

2. Regional Water Quality Control Board Jurisdictional Features

Regional Board jurisdiction associated with the Project site, which includes on and offsite areas, totals 3.26 acres, 0.13 acre of which is wetland. A total of 10,800 linear feet of streambed is present. The Project site supports six features, including ephemeral streams/tributaries, erosional areas, and swales, that flow in direct response to precipitation (e.g., rain) or suburban runoff. One additional feature (Channel 7) occurs in the Offsite

area. Table 4.4-4, *Summary of Regional Board Jurisdiction for the Onsite Areas*, provides a summary of Regional Board jurisdiction associated with the Project site, and Table 4.4-5, *Summary of Regional Board Jurisdiction for the Offsite Areas*, provides a summary of Regional Board jurisdiction associated with the Offsite areas. (GLA, 2021a, p. 54)

Table 4.4-4 Summary of Regional Board Jurisdiction for the Onsite Areas

Channel Name	Non-Wetland Waters (acres)	Wetlands (acres)	Total (acres)	Length (linear feet)
Channel 1	0.02	0	0.02	200
Channel 2	0.22	0.10	0.32	900
Channel 3	0.41	0	0.41	2,500
Channel 4	0.11	0	0.11	700
Channel 5	0.34	0	0.34	2,200
Channel 6	1.98	0	1.98	3,600
Total	**3.08**	**0.10**	**3.18**	**10,100**

*See Table 2-b of the jurisdictional report by L&L, Inc.
(GLA, 2021a, Table 4-6)

Table 4.4-5 Summary of Regional Board Jurisdiction for the Offsite Areas

Channel Name	Non-Wetland Waters (acres)	Wetlands (acres)	Total (acres)	Length (linear feet)
Channel 1	0.01	0	0.01	75
Channel 3	0.01	0	0.01	125
Channel 6	0	0.03	0.03	75
Channel 7	0.03	0	0.03	425
Total	**0.05**	**0.03**	**0.08**	**800**

(GLA, 2021a, Table 4-7)

Channel 1

Regional Board jurisdiction associated with Channel 1 totals 0.03 acre (0.02 acre onsite and 0.01 acre offsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 1 as an ephemeral drainage vegetated primarily by upland species such as mustard with sporadic individuals of mulefat present, as well as scrub oaks and a coast live oak tree. The drainage originates on site and flows northeast for approximately 200 feet before entering into the Offsite impact area, where it flows for another 75 feet before exiting the Study Area. Flows originating from Channel 1 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite portion of the drainage averages approximately 10 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed Riversidean sage scrub vegetated with California buckwheat and white sage; disturbed areas vegetated with ruderal vegetation and non-native grasses; and scrub oak chaparral vegetated with scrub oak (*Quercus berberidifolia*), chamise, and sugar bush (*Rhus ovata*). Current conditions on site have changed since the previous studies, as vegetation removals

occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 1 consisted primarily of brittle bush scrub and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 55)

Channel 2

Regional Board jurisdiction associated with Channel 2 totals 0.32 acre (all onsite), 0.10 acre of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 2 as an intermittent drainage vegetated primarily by dense southern willow woodland with an understory of mulefat thickets. The drainage arrives on the property through a storm drain on the western boundary adjacent to residential development and flows northeast for approximately 900 feet before exiting the Study Area. Flows from Channel 2 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. After approximately 700 feet from its entrance into the Project site, Channel 2 becomes more sparsely vegetated, though consisting of the same component habitat. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 2 consisted primarily of southern cottonwood willow riparian forest as described in subsection 4.4.1.C, above. (GLA, 2021a, pp. 55-56)

Channel 3

Regional Board jurisdiction associated with Channel 3 totals 0.42 acre (0.41 acre onsite and 0.01 acre offsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 3 as an ephemeral drainage vegetated primarily by upland species such as mustards and bromes in the south, and by sage scrub and chamise community vegetation in the northern portions of the drainage feature. The drainage originates on site and flows northeast for approximately 2,500 feet before entering into the Offsite impact area, where it flows for another 125 feet before exiting the Study Area. Flows originating from Channel 3 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite portion of the drainage averages approximately 5 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed areas dominated by ruderal vegetation and non-native grasses, Riversidean sage scrub dominated by California sagebrush, and scrub oak/chamise chaparral vegetated with scrub oak, chamise, California sagebrush, California bush poppy (*Dendromecon rigida*), and thick-leaved lilac (*Ceanothus crassifolius*). Regional Board conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 3 consisted primarily of brittle bush scrub and disturbed California buckwheat scrub as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 56)

Channel 4

Regional Board jurisdiction associated with Channel 4 totals 0.11 acre (all onsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 4 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 700 feet before exiting the Study Area. Flows from Channel 4 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals

occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 4 consisted primarily of disturbed California buckwheat scrub and disturbed chamise chaparral as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 56)

Channel 5

Regional Board jurisdiction associated with Channel 5 totals 0.34 acre (all onsite), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 5 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 2,200 feet before exiting the Study Area. Flows from Channel 5 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 5 consisted primarily of disturbed California buckwheat scrub, disturbed chamise chaparral, and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 57)

Channel 6

Regional Board jurisdiction associated with Channel 6 totals 2.01 acres (1.98 acres of which is on site and 0.03 acre of which is off site), none of which consists of wetlands. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 6 as an intermittent drainage vegetated primarily by dense willows and cottonwoods in the southern portion of the channel, which then thins into unvegetated streambed. The drainage originates from a suburban runoff storm drain along the southeast boundary of the Project and flows north for approximately 3,600 feet before exiting the Study Area. Flows from Channel 6 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 6 has expanded further north than previously described. The southern cottonwood willow riparian forest present in Channel 6 during the 2020 surveys is described in subsection 4.4.1.C, above. (GLA, 2021a, p. 57)

Channel 7

Regional Board jurisdiction associated with Channel 7 totals 0.03-acre (all offsite), none of which consists of wetlands. The initial jurisdictional delineation for Channel 7 performed by GLA in 2006 described Channel 7 as an ephemeral drainage vegetated primarily by arroyo willow, mulefat, and stinging nettle (*Urtica dioica*), as well as more sporadic areas of mulefat that support tree tobacco, castor bean, and salt cedar. The drainage originates at a culvert outlet in the southwest corner of the Offsite Impacts Area, and then extends approximately 425 linear feet north/northeast within the Offsite Impacts Area, at which point the channel then extends into the Interstate 15 right-of-way and enters a culvert pipe that conveys flows underneath the freeway and towards the Temescal Canyon Wash. Current conditions on site have remained relatively consistent with the previous studies. (GLA, 2021a, pp. 57-58)

3. *California Department of Fish and Wildlife Jurisdictional Features*

CDFW jurisdiction associated with the Project site totals 8.10 acres (7.79 acres onsite, 0.31 acres offsite), 4.32 acres (4.04 acres onsite, 0.28-acre offsite) of which is riparian. A total of 10,800 linear feet (10,100 l.f. onsite, 700 l.f. offsite) of streambed is present. CDFW jurisdiction is limited to seven drainage features (Channel 1-7) that convey surface water in direct response to precipitation (e.g., rain) and have the potential to support aquatic resources. These features are considered streams with indicators that include a defined bed, bank, and channel, as well as changes in soil characteristics, sediment deposition, litter and debris wracking, and/or shelving. Table 4.4-6, *Summary of CDFW Jurisdiction for the Onsite Areas*, provides a summary of CDFW jurisdiction associated with the Project site, and Table 4.4-7, *Summary of CDFW Jurisdiction for the Offsite Areas*, provides a summary of CDFW jurisdiction associated with the Offsite areas. (GLA, 2021a, p. 58)

Table 4.4-6 Summary of CDFW Jurisdiction for the Onsite Areas

Channel Name	Non-Riparian Streambed (acres)	Riparian Habitat (acres)	Total (acres)	Length (linear feet)
Channel 1	0	0.03	0.03	200
Channel 2	0.66	0.28	0.94	900
Channel 3	0	1.19	1.19	2,500
Channel 4	0	0.24	0.24	700
Channel 5	0	0.75	0.75	2,200
Channel 6	3.09	1.55	4.64	3,600
Total	**3.75**	**4.04**	**7.79**	**10,100**

*See Table 2-b of the jurisdictional report by L&L, Inc.
(GLA, 2021a, Table 4-8)

Table 4.4-7 Summary of CDFW Jurisdiction for the Offsite Areas

Channel Name	Non-Riparian Streambed (acres)	Riparian Habitat (acres)	Total (acres)	Length (linear feet)
Channel 1	0.01	0	0.01	75
Channel 3	0.01	0	0.01	125
Channel 6	0	0.05	0.05	75
Channel 7	0.01	0.23	0.24	425
Total	**0.03**	**0.28**	**0.31**	**700**

(GLA, 2021a, Table 4-9)

Channel 1

CDFW jurisdiction associated with Channel 1 totals 0.04 acre (0.03 acre onsite and 0.01 acre offsite), 0.03 acre (onsite) of which consists of CDFW riparian. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 1 as an ephemeral drainage vegetated primarily by upland species such as mustard with sporadic individuals of mulefat present, as well as scrub oaks and a coast live oak tree. The drainage originates on site and flows northeast for approximately 200 feet before entering into the Offsite impact area, where it flows for another 75 feet before exiting the Study Area. Flows originating from Channel 1 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite

portion of the drainage averages approximately 10 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed Riversidean sage scrub vegetated with California buckwheat and white sage; disturbed areas vegetated with ruderal vegetation and non-native grasses; and scrub oak chaparral vegetated with scrub oak (*Quercus berberidifolia*), chamise, and sugar bush (*Rhus ovata*). Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 1 consisted primarily of brittle bush scrub and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 59)

Channel 2

CDFW jurisdiction associated with Channel 2 totals 0.94 acre (all onsite), 0.28 acre of which consists of CDFW riparian. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 2 as an intermittent drainage vegetated primarily by dense southern willow woodland with an understory of mulefat thickets. The drainage arrives on the property through a storm drain on the western boundary adjacent to residential development and flows northeast for approximately 900 feet before exiting the Study Area. Flows from Channel 2 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. After approximately 700 feet from its entrance into the Project site, Channel 2 becomes more sparsely vegetated, though consisting of the same component habitat. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 2 consisted primarily of southern cottonwood willow riparian forest as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 59)

Channel 3

CDFW jurisdiction associated with Channel 3 totals 1.20 acre (1.19 acre onsite and 0.01 acre offsite), 1.19 acre (onsite) of which consists of CDFW riparian. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 3 as an ephemeral drainage vegetated primarily by upland species such as mustards and bromes in the south, and by sage scrub and chamise community vegetation in the northern portions of the drainage feature. The drainage originates on site and flows northeast for approximately 2,500 feet before entering into the Offsite impact area, where it flows for another 125 feet before exiting the Study Area. Flows originating from Channel 3 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. The onsite portion of the drainage averages approximately 5 feet in width, while the offsite portion averages approximately 4 feet in width. Adjacent upland areas consisted of disturbed areas dominated by ruderal vegetation and non-native grasses, Riversidean sage scrub dominated by California sagebrush, and scrub oak/chamise chaparral vegetated with scrub oak, chamise, California sagebrush, California bush poppy (*Dendromecon rigida*), and thick-leaved lilac (*Ceanothus crassifolius*). CDFW conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 3 consisted primarily of brittle bush scrub and disturbed California buckwheat scrub as described in subsection 4.4.1.C, above. (GLA, 2021a, pp. 59-60)

Channel 4

CDFW jurisdiction associated with Channel 4 totals 0.24 acre (all onsite), all of which consists of CDFW riparian habitat. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 4 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 700 feet before exiting the Study Area. Flows from Channel 4 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 4 consisted primarily of disturbed California buckwheat scrub and disturbed chamise chaparral as described in subsection 4.4.1.C, above. (GLA, 2021a, p. 60)

Channel 5

CDFW jurisdiction associated with Channel 5 totals 0.75 acre (all onsite), all of which consists of CDFW riparian habitat. The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 5 as an ephemeral drainage vegetated primarily by dense coastal sage scrub and chamise chaparral. The drainage originates on the property and flows northeast for approximately 2,200 feet before exiting the Study Area. Flows from Channel 5 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 5 consisted primarily of disturbed California buckwheat scrub, disturbed chamise chaparral, and upland mustards as described in subsection 4.4.1.C, above. (GLA, 2021a, pp. 60-61)

Channel 6

CDFW jurisdiction associated with Channel 6 totals 4.69 acres (4.64 acres on site and 0.05 acre off site), 1.60 acre of which consists of CDFW riparian habitat (1.55 acres on site and 0.05 acre off site). The initial jurisdictional delineation performed by L&L in 2003 and revised in 2005 described Channel 6 as an intermittent drainage vegetated primarily by dense willows and cottonwoods in the southern portion of the channel, which then thins into unvegetated streambed. The drainage originates from a suburban runoff storm drain along the southeast boundary of the Project and flows north for approximately 3,600 feet before exiting the Study Area. Flows from Channel 6 ultimately discharge off site into Temescal Canyon Wash, which is tributary to Corona Lake. Current conditions on site have changed since the previous studies, as vegetation removals occurred in 2007. As of the 2020 surveys performed by GLA, vegetation within Channel 6 has expanded further north than previously described. The southern cottonwood willow riparian forest present in Channel 6 during the 2020 surveys is described subsection 4.4.1.C, above. (GLA, 2021a, p. 61)

Channel 7

CDFW jurisdiction associated with Channel 7 totals 0.24 acre (all offsite), 0.23 acre of which consists of CDFW riparian habitat. The initial jurisdictional delineation for Channel 7 performed by GLA in 2006 described Channel 7 as an ephemeral drainage vegetated primarily by arroyo willow, mulefat, and stinging nettle (*Urtica dioica*), as well as more sporadic areas of mulefat that support tree tobacco, castor bean, and salt

cedar. The drainage originates at a culvert outlet in the southwest corner of the Offsite impact area, and then extends approximately 425 linear feet north/northeast within the Offsite impacts area, at which point the channel then extends into the Interstate 15 right-of-way and enters a culvert pipe that conveys flows underneath the freeway and towards the Temescal Canyon Wash. Current conditions on site have remained relatively consistent with the previous studies. (GLA, 2021a, p. 61)

L. MSHCP Riparian/Riverine Areas and Vernal Pools

Vegetation communities associated with riparian systems and vernal pools are depleted natural vegetation communities because, similar to coastal sage scrub, they have declined throughout Southern California during past decades. In addition, they support a large variety of special-status wildlife species. Most species associated with riparian/riverine are covered species under the MSHCP (under Section 6.1.2). The MSHCP has specific policies and procedures regarding the evaluation and conservation of riparian/riverine resources (including riparian vegetation) and vernal pools because they support MSHCP-covered species. Specifically, the MSHCP defines riparian/riverine areas as lands which contain habitat dominated by trees, shrubs, persistent emergent mosses, and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. Thus, the MSHCP classification of riparian/riverine includes both riparian (depleted natural vegetation communities) as well as ephemeral drainages that are natural in origin but may lack riparian vegetation. (GLA, 2021a, pp. 61-62)

The Study Area contains 8.10 acres of MSHCP riparian/riverine areas, including 4.32 acres of riparian areas and 3.78 acres of unvegetated riverine. Of this total, 7.79 acres are located onsite and 0.31 acres are located within offsite improvement areas. These acreages derived from GLA's interpretation or the Project's jurisdictional delineation report prepared by L&L dated May 2005, as well as the existing approved regulatory permits issued by the Corps, Regional Board, and CDFW for the Project. (GLA, 2021a, p. 62)

While GLA conducted updated vegetation mapping for the Study Area, an updated jurisdictional delineation was not performed. Instead, GLA relied on L&L for jurisdictional acreages and associated riparian habitat numbers (refer to Appendix C to the Project's BTR, included as *Technical Appendix C1* to this EIR). The numbers in L&L's jurisdictional delineation were approved through a submitted Determination of Biological Equivalent or Superior Preservation (DBESP). GLA did update riparian vegetation mapping during 2020 general biological surveys. GLA riparian vegetation numbers do not equate to MSHCP Riparian/Riverine numbers and are not delineated as such. (GLA, 2021a, p. 62)

The Project site does not contain vernal pools and does not contain other seasonal pools, including natural depressions and human created depressions such as stock ponds and tire ruts. As discussed above, no ponding was observed at the site during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation necessary to support fairy shrimp. The site slopes from north to south and as a result of the sloping topography and drainage, there is no opportunity for water to pond at the site. In addition, the site is mapped as containing sandy loam soils, loamy sand soils, and terrace escarpments, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly,

no plants were observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation. (GLA, 2021a, p. 62)

4.4.2 Applicable Regulatory Requirements

The following is a brief description of the federal, State, and local environmental laws and related regulations governing the protection of biological resources.

A. Federal Regulations

1. Endangered Species Act (ESA)

The purpose of the federal Endangered Species Act (ESA) is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (USFWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The USFWS has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of NMFS are mainly marine wildlife such as whales and anadromous fish such as salmon. Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. (USFWS, 2017)

The ESA makes it unlawful for a person to take a listed animal without a permit. Take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct." Through regulations, the term "harm" is defined as "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering." Listed plants are not protected from take, although it is illegal to collect or maliciously harm them on federal land. Protection from commercial trade and the effects of federal actions do apply for plants. (USFWS, 2017)

Section 7 of the ESA requires federal agencies to use their legal authorities to promote the conservation purposes of the ESA and to consult with the USFWS and NMFS, as appropriate, to ensure that effects of actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of listed species. During consultation, the "action" agency receives a "biological opinion" or concurrence letter addressing the proposed action. In the relatively few cases in which the USFWS or NMFS makes a jeopardy determination, the agency offers "reasonable and prudent alternatives" about how the proposed action could be modified to avoid jeopardy. It is extremely rare that a project ends up being withdrawn or terminated because of jeopardy to a listed species. (USFWS, 2017)

Section 10 of the ESA may be used by landowners including private citizens, corporations, tribes, states, and counties who want to develop property inhabited by listed species. Landowners may receive a permit to take such species incidental to otherwise legal activities, provided they have developed an approved habitat conservation plan (HCP). HCPs include an assessment of the likely impacts on the species from the proposed

action, the steps that the permit holder will take to avoid, minimize, and mitigate the impacts, and the funding available to carry out the steps. HCPs may benefit not only landowners but also species by securing and managing important habitat and by addressing economic development with a focus on species conservation. (USFWS, 2017)

2. Clean Water Act Section 401

Clean Water Act (CWA) § 401 water quality certification provides states and authorized tribes with an effective tool to help protect water quality, by providing them an opportunity to address the aquatic resource impacts of federally issued permits and licenses. Under § 401, a federal agency cannot issue a permit or license for an activity that may result in a discharge to waters of the U.S. until the state or tribe where the discharge would originate has granted or waived § 401 certification. The central feature of CWA § 401 is the state or tribe's ability to grant, grant with conditions, deny, or waive certification. Granting certification, with or without conditions, allows the federal permit or license to be issued consistent with any conditions of the certification. Denying certification prohibits the federal permit or license from being issued. Waiver allows the permit or license to be issued without state or tribal comment. States and tribes make their decisions to deny, certify, or condition permits or licenses based in part on the proposed project's compliance with Environmental Protection Agency (EPA)-approved water quality standards. In addition, states and tribes consider whether the activity leading to the discharge will comply with any applicable effluent limitations guidelines, new source performance standards, toxic pollutant restrictions, and other appropriate requirements of state or tribal law. (EPA, n.d.)

Many states and tribes rely on § 401 certification to ensure that discharges of dredge or fill material into a water of the U.S. do not cause unacceptable environmental impacts and, more generally, as their primary regulatory tool for protecting wetlands and other aquatic resources. However, § 401 is limited in scope and application to situations involving federally-permitted or licensed activities that may result in a discharge to a water of the U.S. If a federal permit or license is not required, or would authorize impacts only to waters that are not waters of the U.S., the activity is not subject to the CWA § 401. (EPA, n.d.)

3. Clean Water Act Section 404

Section 404 of the CWA establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Wetlands subject to Clean Water Act Section 404 are defined as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities). (EPA, n.d.)

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment; or (2) the nation's waters would be significantly degraded. Applications for permits must, to the extent practicable: (l) demonstrate steps have been taken to avoid wetland impacts; (2) demonstrate that potential impacts on wetlands have been minimized; and (3) provide compensation for any remaining unavoidable impacts. Proposed activities are regulated through a permit review process. (EPA, n.d.)

An individual permit is required for potentially significant impacts. Individual permits are reviewed by the U.S. Army Corps of Engineers (ACOE), which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. However, for most discharges that will have only minimal adverse effects, a general permit may be suitable. General permits are issued on a nationwide, regional, or State basis for particular categories of activities. The general permit process eliminates individual review and allows certain activities to proceed with little or no delay, provided that the general or specific conditions for the general permit are met. States also have a role in Section 404 decisions, through state program general permits, water quality certification, or program assumption. (EPA, n.d.)

4. Executive Order 11990 – Protection of Wetlands

The purpose of Executive Order (EO) 11990 is to "minimize the destruction, loss or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands." To meet these objectives, the Order requires federal agencies, in planning their actions, to consider alternatives to wetland sites and limit potential damage if an activity affecting a wetland cannot be avoided. (FEMA, n.d.) The Order applies to:

- Acquisition, management, and disposition of federal lands and facilities construction and improvement projects which are undertaken, financed, or assisted by federal agencies;

- Federal activities and programs affecting land use, including but not limited to water and related land resources planning, regulation, and licensing activities. (FEMA, n.d.)

The procedures require the determination of whether or not the proposed project will be in or will affect wetlands. If so, a wetlands assessment must be prepared that describes the alternatives considered. The procedures include a requirement for public review of assessments. (FEMA, n.d.)

5. Migratory Bird Treaty Act (16 USC Section 703-712)

The Migratory Bird Treaty Act (MBTA) makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to federal regulations. The migratory bird species protected by the MBTA are listed in 50 CFR 10.13. The USFWS has statutory authority and responsibility for enforcing the MBTA (16 U.S.C. 703-712). The MBTA implements Conventions between the United States and four countries (Canada, Mexico, Japan, and Russia) for the protection of migratory birds. (USFWS, 2020)

B. State Regulations

1. California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. The California Department of Fish and Wildlife (CDFW) works with interested persons, agencies, and organizations to protect and preserve such sensitive resources and their habitats. CESA prohibits the take of any species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate species. CDFW may authorize the take of any such species if certain conditions are met. (CDFW, n.d.)

Section 2081 subdivision (b) of the California Fish and Game Code (CFGC) allows CDFW to authorize take of species listed as endangered, threatened, candidate, or a rare plant, if that take is incidental to otherwise lawful activities and if certain conditions are met. These authorizations are commonly referred to as incidental take permits (ITPs). (CDFW, n.d.)

If a species is listed by both the federal ESA and CESA, CFGC Section 2080.1 allows an applicant who has obtained a federal incidental take statement (federal Section 7 consultation) or a federal incidental take permit (federal Section 10(a)(1)(B)) to request that the Director of CDFW find the federal documents consistent with CESA. If the federal documents are found to be consistent with CESA, a consistency determination (CD) is issued and no further authorization or approval is necessary under CESA. (CDFW, n.d.)

A Safe Harbor Agreement (SHA) authorizes incidental take of a species listed as endangered, threatened, candidate, or a rare plant, if implementation of the agreement is reasonably expected to provide a net conservation benefit to the species, among other provisions. SHAs are intended to encourage landowners to voluntarily manage their lands to benefit CESA-listed species. California SHAs are analogous to the federal safe harbor agreement program and CDFW has the authority to issue a consistency determination based on a federal safe harbor agreement. (CDFW, n.d.)

2. Natural Community Conservation Planning Act (NCCP)

CDFW's Natural Community Conservation Planning (NCCP) program takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. The NCCP program began in 1991 as a cooperative effort to protect habitats and species. It is broader in its orientation and objectives than the California and Federal Endangered Species Acts, as these laws are designed to identify and protect individual species that have already declined in number significantly. (CDFW, n.d.)

An NCCP identifies and provides for the regional protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. Working with landowners, environmental organizations, and other interested parties, a local agency oversees the numerous activities that compose the

development of an NCCP. CDFW and the U.S. Fish and Wildlife Service provide the necessary support, direction, and guidance to NCCP participants. (CDFW, n.d.)

There are currently 13 approved NCCPs (includes 6 subarea plans) and 22 NCCPs in the active planning phase (includes 10 subarea plans), which together cover more than 7 million acres and will provide conservation for nearly 400 special status species and a wide diversity of natural community types throughout California. (CDFW, n.d.)

3. California Fish and Game Code, Section 1600, et seq.

CFGC section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or (3) deposit debris, waste or other materials that could pass into any river, stream, or lake. The CFGC indicates that "any river, stream or lake" includes those that are episodic (they are dry for periods of time) as well as those that are perennial (they flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. (CDFW, n.d.)

CDFW requires a Lake and Streambed Alteration (LSA) Agreement when it determines that the activity, as described in a complete LSA Notification, may substantially adversely affect existing fish or wildlife resources. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify a project that would eliminate or reduce harmful impacts to fish and wildlife resources. Before issuing an LSA Agreement, CDFW must comply with CEQA. (CDFW, n.d.)

4. Native Plant Protection Act (NPPA) of 1977

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations. (CDFW, n.d.)

5. Oak Woodlands Conservation Program

The Oak Woodlands Conservation Program offers landowners, conservation organizations, cities and counties an opportunity to obtain funding for projects designed to conserve and restore California's oak woodlands. While the Program is statewide in nature, it provides opportunities to address oak woodland issues on a regional priority basis. The Program is designed to help local efforts achieve oak woodland protection, and provides a mechanism to achieve sustainable ranch and farming operations and healthy oak woodlands. (WCB, n.d.)

6. Unlawful Take or Destruction of Nests or Eggs (CFGC Sections 3503.5-3513)

Section 3503.5 of the CFGC specifically protects birds of prey, stating: "It is unlawful to take, possess, or destroy any . . . [birds-of-prey] or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3513 of the CFGC duplicates the federal protection of migratory birds, stating: "It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act." (CA Legislative Info, n.d.)

7. Porter-Cologne Water Quality Act

The Porter-Cologne Act is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code section 13000 et seq.), the policy of the State is as follows:

- That the quality of all the waters of the State shall be protected;
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and
- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation. (SWRCB, 2014)

The Porter-Cologne Act established nine Regional Water Boards (based on hydrogeologic barriers) and the State Water Board, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Boards decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The State Water Board and Regional Water Boards have numerous Non-Point Source (NPS)-related responsibilities, including monitoring and assessment, planning, financial assistance, and management. (SWRCB, 2014)

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of National Pollutant Discharge Elimination System (NPDES) permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The SWRCB and the RWQCBs can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, cleanup and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions. (SWRCB, 2014)

The Porter-Cologne Act also requires adoption of water quality control plans that contain the guiding policies of water pollution management in California. A number of statewide water quality control plans have been adopted by the State Water Board. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and get updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. Statewide and regional water quality control plans include enforceable prohibitions against certain types of discharges, including those that may pertain to nonpoint sources. Portions of water quality control plans, the water quality objectives and beneficial use designations, are subject to review by the EPA, when approved they become water quality standards under the CWA. (SWRCB, 2014)

C. Local and Regional Plans and Regulations

1. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The continued loss of habitat to new development and the cumbersome process of environmental review and habitat mitigation on a project-by-project basis led to preparation of the MSHCP. The MSHCP is a multi-jurisdictional accomplishment that provides a regional conservation solution to species and habitat issues. The primary intent of the MSHCP is to provide for the conservation of a range of plants and animals within natural communities characteristic of western Riverside County and in return, provide take coverage and mitigation for projects throughout the plan area to avoid the cost and delays of mitigating biological impacts on a project-by-project basis. (Riverside County, 2015, p. 4.8-49)

The MSHCP was adopted by Riverside County on June 17, 2003, and is a comprehensive, multijurisdictional Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of FESA, as well as an NCCP pursuant to the California Fish and Game Code. The USFWS issued a Biological Opinion and Federal ESA Section 10 permit for the MSHCP on June 22, 2004, and CDFW issued a Natural Community Conservation Planning (NCCP) Approval and Take Authorization on the same date. As long as adherence to the policies and requirements of the MSHCP is maintained, participants in the MSHCP, which include the County of Riverside and 18 cities, are allowed to authorize 'incidental take' of covered plant and wildlife species. (Riverside County, 2015, p. 4.8-49)

The MSHCP provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands. The Plan includes an impact fee collected by the permittees and used in part to acquire these lands. Depending on the location of the private or public development project, certain biological studies are required for Plan compliance. These studies may identify the need for specific measures to avoid, minimize and reduce impacts to covered species and their habitat. (Riverside County, 2015, pp. 4.8-49 and 4.8-50)

The MSHCP defines two distinct consistency processes for development projects based on their location within the MSHCP's coverage area, with separate processes for projects located outside of Criteria Areas and those within a Criteria Area. Criteria Areas consist of 160-acre 'cells' with identified conservation objectives. (Riverside County, 2015, p. 4.8-50)

2. Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP)

The Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) was prepared under the direction of the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors, in consultation with USFWS and CDFW. The County of Riverside is a member agency of the RCHCA. The 30-year SKR HCP was designed to acquire and permanently conserve, maintain, and fund the conservation, preservation, restoration, and enhancement of Stephens' kangaroo rat-occupied habitat. The SKR HCP covers approximately 534,000 acres within the member jurisdictions and includes an estimated 30,000 acres of occupied Stephens' kangaroo rat habitat. The SKR HCP requires members to preserve and manage 15,000 acres of occupied habitat in seven Core Reserves encompassing over 41,000 acres. (Riverside County, 2015, p. 4.8-52)

On May 3, 1996, the USFWS issued a permit to the Riverside County Habitat Conservation Agency to incidentally take the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*). Similarly, the CDFW issued a California Endangered Species Act Management Authorization for Implementation of the Stephens' kangaroo rat on May 6, 1996. As of 2015, more than $50 million had been dedicated to the establishment and management of a system of regional preserves designed to ensure the survival of SKR in the plan area. This effort resulted in the permanent conservation of approximately 50% of the SKR-occupied habitat remaining in the HCP area. Through direct funding and in-kind contributions, SKR habitat in the regional reserve system is managed to ensure its continuing ability to support the species. Core reserves were deemed complete in December of 2003. (Riverside County, 2015, p. 4.8-52)

3. Riverside County Oak Tree Management Guidelines

In March 1993, the County of Riverside issued Oak Tree Management Guidelines to address the treatment of oak woodlands in areas where zoning and/or General Plan density restrictions allow the effective use of clustering. The guidelines are generally considered to be the most effective where minimum lot sizes are 2.5 acres or larger, or where oak woodlands are concentrated in a relatively small portion of a project site. The guidelines include recommendations for oak inventories, land use designs to cluster home sites in order to reduce impacts to oaks and mitigation measures for oak conservation. (Riverside County, 2015, p. 4.8-53)

4. Riverside County Ordinance No. 559 – Regulating the Removal of Trees

Riverside County Ordinance No. 559 regulates the removal of living native trees on parcels of property greater than one-half acre, located above 5,000 feet within the unincorporated area of Riverside County without first obtaining a permit to do so. The purpose of the ordinance is to ensure that the timberlands of Riverside County are protected and the ecological balance of such timberlands is preserved. (Riverside County, 2015, p. 4.8-53)

4.4.3 Basis for Determining Significance

Section IV of Appendix G to the State CEQA Guidelines addresses typical adverse effects to biological resources, and includes the following threshold questions to evaluate the Project's impacts to biological resources (OPR, 2018a):

- *Would the Project 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 U.S. Fish and Wildlife Service?*
- *Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
- *Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- *Would the Project Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Significance thresholds are set forth in Riverside County's Environmental Assessment Checklist, are derived from Section IV of Appendix G to the State CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on biological resources if construction and/or operation of the Project would:

- *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan;*
- *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);*
- *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service;*
- *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;*
- *Have a substantial adverse effect on any 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;*

- *Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or*
- *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

The significance thresholds set forth in Riverside County's Environmental Assessment Checklist were used to evaluate the significance of the proposed Project's impacts to biological resources.

4.4.4 IMPACT ANALYSIS

Threshold a:	***Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?***

The Project area is subject to two separate habitat conservation plans: the Stephens' Kangaroo Rat HCP and the Western Riverside County MSHCP. Each is discussed below.

A. Project Consistency with the SKR HCP

As previously noted, the SKR HCP was prepared under the direction of the RCHCA Board of Directors, in consultation with USFWS and CDFW. Riverside County is a member agency of the RCHCA. According to Figure S-1 of the SKR HCP, the Project site is not located within or adjacent to any SKR core reserve areas. Additionally, the Project Applicant would be required to contribute fees towards the establishment and long-term maintenance of the SKR HCP core reserve pursuant to Riverside County Ordinance No. 663. The Project would not conflict with any provisions of the SKR HCP; thus, a less-than-significant impact would occur.

B. Project Consistency with the MSHCP

Provided below is an evaluation of the Project's consistency with MSHCP Reserve assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures). (GLA, 2021a, p. 77)

1. Project Relationship to MSHCP Reserve Assembly

The Project is located within the Estelle Mountain/Indian Canyon Area Plan Subunit of the MSHCP and is located within the MSHCP Criteria Cells 3647, 3648, and 3748, as previously depicted on EIR Figure 2-6. A small portion of the Project is located within the MSHCP Core and Linkage areas. Specifically, the Project is located within Cell Groups E and F of the MSHCP. As such, part of the proposed Project was identified by the MSHCP for reserve assembly and is subject to the Habitat Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. (GLA, 2021a, p. 77)

A HANS application was submitted which was approved in November 2003. Within Cell Groups E and F, targeted areas for conservation include approximately 40% to 50% of Cell Group E focusing on the northern portion and 65% to 75% of Cell Group F within the northern portion. The HANS letter identified approximately 27.1 acres on the eastern portion of the Study Area which would be required for onsite conservation for compliance with the MSHCP conservation assembly goals. These areas were incorporated into Project planning and are proposed as open-space conservation areas within proposed Planning Areas 5 and 6 of the Renaissance Ranch Commerce Center Specific Plan (SP 333A1). As such, the Project would not conflict with the MSHCP Reserve Assembly requirements, and Project impacts would be less than significant. (GLA, 2021a, pp. 77-78)

2. Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP establishes procedures through which the protection of Riparian/Riverine Areas and Vernal Pools would occur within the MSHCP area. The purpose of the procedure is to ensure that the biological functions and values of these habitat areas throughout the MSHCP area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained. (GLA, 2021a, p. 78)

The proposed Project would permanently impact 4.93 acres of riverine resources, 3.98 acres of which is associated with riparian vegetation. A DBESP previously was prepared to ensure that compensation for the removal of 4.95 acres of riparian/riverine resources (4.00 acres of riparian resources are included) would occur in the form of replacement at a 1:1 ratio, after which, the proposed Project would be consistent with Volume I, Section 6.1.2 of the MSHCP. Although language in the DBESP did not specifically address MSHCP Riverine areas, unvegetated CDFW jurisdictional areas are synonymous with MSHCP Riverine areas. Impacts to MSHCP Riverine and MSHCP Riparian areas have already been mitigated through the purchase of 24.20 acres of offsite mitigation credits through the Regional Conservation Authority (RCA). As such, the mitigation for these areas is considered biologically superior, and is consistent with Volume I, Section 6.1.2 of the MSHCP. (GLA, 2021a, p. 78)

Additionally, a 0.05-acre riparian impact area south of the Project near Bolo Court must occur due to storm drain improvements. Impacts to this 0.05-acre of riparian habitat was not accounted for in the previously-approved DBESP. As such, in the absence of a site-specific DBESP for off-site impacts to 0.05-acre of riparian habitat and associated mitigation, the Project has the potential to conflict with Volume I, Section 6.1.2 of the MSHCP. This is evaluated as a significant impact for which mitigation would be required. (GLA, 2021a, p. 78)

The Project site supports potential habitat for riparian-associated birds including least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo; however, none of these species were detected within the Project site during general or focused surveys. As focused surveys for species with the potential to occur on site (least Bell's vireo) were performed in 2020, the proposed Project is consistent with Volume I, Section 6.1.2 of the MSHCP. (GLA, 2021a, p. 78)

Additionally, no vernal pools or seasonal pools/depressions are present within the Project site (GLA, 2021a, p. 78).

Based on the foregoing analysis, the Project has the potential to conflict with Volume I, Section 6.1.2 of the MSHCP in the absence of a DBESP and associated mitigation for impacts to 0.05 acre of riparian habitat. This is evaluated as a potentially significant impact for which mitigation would be required.

3. Protection of Narrow Endemic Plants

Volume I, Section 6.1.3 of the MSHCP requires that within identified MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The proposed Project does occur within the NEPSSA. As such, appropriate habitat assessments for targeted NEPSSA species were conducted for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. Habitat on the Project site was deemed unsuitable for these species; additionally, none of these species were detected during focused surveys in 2020. As such, the proposed Project would not impact narrow endemic plants, and the Project would be consistent with Volume I, Section 6.1.3 of the MSHCP. (GLA, 2021a, pp. 78-79)

4. Guidelines Pertaining to the Urban/Wildland Interface

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. To minimize such edge effects, the guidelines shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: (GLA, 2021a, p. 79)

- Drainage;
- Toxics;
- Lighting;
- Noise;
- Invasive species;
- Barriers; and
- Grading/Land Development.

An Evaluation of Urban-Wildland Interface was performed in January 2004 by L&L Environmental which details suggested methods of addressing potential edge impacts associated with the Project. As more fully discussed below, the proposed Project has the potential to conflict with provisions included within Section

6.1.4 of the MSHCP. This is evaluated as a significant impact for which mitigation would be required. (GLA, 2021a, p. 79)

Drainage

Proposed Projects in proximity to the MSHCP Conservation Area are required to incorporate measures, including measures required through the NPDES requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures are required to be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems are required to be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance is required to ensure effective operations of runoff control systems. (GLA, 2021a, p. 72)

The Project's construction contractor would be required to develop a Stormwater Pollution Prevention Plan (SWPPP) to address potential runoff and water quality effects during construction. Following the completion of activities, and pursuant to the Project's Water Quality Management Plan ("WQMP"; EIR *Technical Appendix H2*) the Project's drainage system would provide detention and water quality treatment to ensure runoff from the site does not result in increased drainage to the Santa Ana River, or affect the water quality of the river. Mandatory compliance with the future-required SWPPP during construction and the Project's WQMP under long-term operations would ensure that the Project does not conflict with the MSHCP provisions related to indirect drainage impacts. Accordingly, impacts would be less than significant. (GLA, 2021a, p. 71)

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat, or water quality are required to incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. As noted above, near-term construction activities would be subject to compliance with a SWPPP and long-term operations would be subject to compliance with the Project's WQMP, both of which would preclude the discharge of toxics from the Project site that could adversely affect the MSHCP Conservation Area. As such, the Project would not conflict with the MSHCP provisions related to toxics, and impacts would be less than significant. (GLA, 2021a, p. 72)

Lighting

Night lighting has the potential to adversely affect sensitive wildlife species if lighting elements are not directed away from the MSHCP Conservation Area. Night lighting is required to be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. If night