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

ITEM: 3.35
(ID # 29912)
MEETING DATE:
Tuesday, April 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adoption of Resolution No. 2026-049, amending the Riverside County General Plan for the First (1st) Cycle of 2026 Land Use Element updates for GPA No. 200004 associated with SP00333A01, and CZ2000016; GPA250002, associated with CZ2500002, TTM39011, and APD250001; GPA220007, associated with CZ2200028 and PPT220032. Adoption of Resolution No. 2026-050 certifying an EIR (CEQ2000059, SCH2021030301). Adoption of Resolution No. 2026-051, approving Amendment No. 1 to Specific Plan No. 333. Adoption of Resolution No. 2026-052 tentatively diminishing El Sobrante Agricultural Preserve No. 1. Adoption of Ordinance Nos. 348.5053, 348.5051, and 348.5052 for CZ2000016, CZ2500002, and CZ2100028, respectively. Approval of Tentative Tract Map No. 39011. Approval of Plot Plan No. 220032. Districts 2 and 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT Resolution No. 2026-049** (Attachment A) amending the Riverside County General Plan in accordance with the Board of Supervisors' prior tentative approval of General Plan Amendment Nos. 200004, 250002, and 220007 (Attachments E through G);

Continued on Page 2
ACTION:Policy

John Hildebrand
John Hildebrand, Planning Director 4/3/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinances 348.5051, 348.5052, and 348.5053 are adopted with waiver of the reading.

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	April 14, 2026
xc:	Planning, Treasurer, ACR, CA Director of Conservancy COB/MC/AB/DL/AG

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

RECOMMENDED MOTION: That the Board of Supervisors:

Renaissance Ranch Commerce Center – GPA200004, SP00333A01, CZ2000016

2. **ADOPT Resolution No. 2026-050** (Attachment B) and **CERTIFY ENVIRONMENTAL IMPACT REPORT (CEQ200059, SCH2021030301)** based on the findings and statement of overriding considerations pursuant to the California Environmental Quality Act (CEQA) adopting a Mitigation and Reporting Program;

3. **ADOPT Resolution No. 2026-051** (Attachment C) approving Amendment No. 1 to Specific Plan No. 333, subject to the attached conditions of approval (Attachment L).

4. **ADOPT Ordinance No. 348.5053** (Attachment H), associated with Change of Zone No. 2000016, to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan;

Highland Grove V – GPA250002, CZ2500002, APD250001, TTM39011

5. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** (Attachment Q) based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2025110728, attached hereto, and the conclusion that with mitigation the Project will not have a significant effect on the environment;

6. **ADOPT RESOLUTION No. 2026-052** (Attachment D) APPROVING AGRICULTURAL PRESERVE DIMINISHMENT CASE NO. 250001 and issuing a Certificate of Tentative Cancellation and Diminishment of El Sobrante Agricultural Preserve No. 1 amending Map No. 240004 with the current Map No. 250001, based upon the findings and conclusions incorporated in the resolution and CAPTAC report;

7. **ADOPT ORDINANCE No. 348.5051** (Attachment I), associated with Change of Zone No. 2500002, amending the zoning in the Lake Mathews District, as shown on Map No. 36.063, consistent with the Board's actions on March 3, 2026;

8. **APPROVE TENTATIVE TRACT MAP NO. 39011,** subject to the attached advisory notification document and conditions of approval (Attachment P);

Columbia Heights Apartments – GPA220007, CZ2200028, PPT220032

9. **ADOPT ORDINANCE No. 348.5052** (Attachment J), associated with Change of Zone No. 2200028, amending the zoning in the Ramona District, as shown on Map No. 32.041, consistent with the Board's actions on March 24, 2026;

10. **APPROVE PLOT PLAN No. 2200032**, subject to the attached advisory notification document and conditions of approval (Attachment S);

General

11. **DIRECT** the Clerk of the Board, within 15 days of adoption of Ordinance Nos. 348.5051, 348.5052, and 348.5053 to publish Ordinance Nos. 348.5051, 348.5052, and 348.5053 in accordance with Government Code Section 25124(a); and

12. **DIRECT** the Planning Department to incorporate the changes made by the General Plan Amendment Nos. 200004, 250002, and 220007 into the Riverside County General Plan and associated elements, area plans, tables, GIS data, maps, ordinances, and figures, and make any corrections as necessary.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	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

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

The following projects were considered during public hearings by the Planning Commission and tentatively approved by the Board of Supervisors on the dates specified within each of the project summaries provided below.

Individual Projects

Renaissance Ranch Commerce Center – GPA200004, SP00333A01, CZ2000016

General Plan Amendment (GPA) No. 200004 is an Entitlement / Policy Amendment to the General Plan that is a proposal to amend the Land Use Designation from 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). 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. 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.

After considering public testimony at a public hearing on January 27, 2026, the Board of Supervisors closed the public hearing and voted five (5) in favor and zero (0) opposed, to tentatively certify the EIR and tentatively approve GPA200004, SP00333A01, and CZ2000016. Approval of the items included in the recommendation will finalize the Board's approval of the project, including certification of the EIR, adoption of the General Plan Amendment, approval of the Specific Plan Amendment, and approval of the Change of Zone.

Highland Grove V – GPA240005, CZ2500002, APD250001, TTM39011
GPA250002 proposes to change the existing land use designation of 25.57 acres located at APN:270-160-008 currently split between Rural Community: Low Density Residential (RC:LDR) & Rural Community: Very Low Density Residential (RC:VLDR), to Rural Community: Low Density Residential (RC:LDR). The 11.0 acres located at APN:270-160-006 will remain Rural Community: Low Density Residential (RC:LDR). CZ2500002 proposes changing the existing zoning classification of APN:270-160-006 & 270-160-008 from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) to R-1-10,000 (One-Family Dwelling with a minimum lot size of 10,000 sq. ft.) to allow the development of 73 lots & 10 open space lots. APD250001 proposes the disestablishment or diminishment of agricultural preserve No.1 (El Sobrante 1–Map No.18) of APN:270-160-006 & 270-160-008 totaling approximately 36.5 acres. TTM39011 proposes a "Schedule A" subdivision to create 73 single-family lots & 10 open space lots on 36.5 acres.

After considering public testimony at a public hearing on March 3, 2026, the Board of Supervisors closed the public hearing and voted four (4) in favor and zero (0) opposed, to tentatively adopt the mitigated negative declaration and tentatively approve GPA240005, CZ2500002, APD250001, and TTM39011. Approval of the items included in the recommendation will finalize the Board's approval of the project, including adoption of the mitigated negative declaration, adoption of the General Plan Amendment, approval of the Change of Zone, approval of tentative cancellation of the Agricultural Preserve contract, and approval of the Tentative Tract Map.

GPA220009, CZ2200028, PPT220032
GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential (MDR) to Community Development: Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one-bedroom units. Building 2 is two stories and contains eight (8) three-bedroom units. Building 3 is three stories and contains

twelve (12) two-bedroom units. Building 4 is two stories and contains four (4) two-bedroom units and four (4) three-bedroom units.

After considering public testimony at a public hearing on March 24, 2026, the Board of Supervisors closed the public hearing and voted five (5) in favor and zero (0) opposed, to tentatively adopt the mitigated negative declaration and tentatively approve GPA220009, CZ2200028, and PPT220032. Approval of the items included in the recommendation will finalize the Board's approval of the project, including adoption of the mitigated negative declaration, adoption of the General Plan Amendment, approval of the Change of Zone, and approval of the Plot Plan.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees paid by applicants

ATTACHMENTS:

A. Resolution No. 2026-049 (Cycle Resolution)
B. Resolution No. 2026-050 (Renaissance Ranch EIR)
C. Resolution No. 2026-051 (Renaissance Ranch SPA)
D. Resolution No. 2026-052 (Highland Grove APD)
E. GPA200004 Exhibit
F. GPA250002 Exhibit
G. GPA220007 Exhibit
H. Ordinance No. 348.5053 (CZ2000016)
I. Ordinance No. 348.5051 (CZ2500002)
J. Ordinance No. 348.5052 (CZ2200028)
K. Specific Plan No. 333 Amendment No. 1 Document
L. Specific Plan No. 333 Amendment No. 1 Conditions of Approval
M. Specific Plan No. 333 Amendment No. 1 Draft EIR
N. Specific Plan No. 333 Amendment No. 1 Final EIR
O. Tentative Tract Map No. 39011 Exhibits
P. Tentative Tract Map No. 39011 Conditions of Approval
Q. Tentative Tract Map No. 39011 Mitigated Negative Declaration
R. Plot Plan No. 220032 Exhibits
S. Plot Plan No. 220032 Conditions of Approval
T. Plot Plan No. 220032 Mitigated Negative Declaration

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 4/8/2026

RESOLUTION NO. 2026-049

AMENDING

THE RIVERSIDE COUNTY GENERAL PLAN

2026 General Plan Amendments – 1st Cycle

(First Cycle of General Plan Land Use Element Amendments For 2026)

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

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

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

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

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on April 14, 2026 that:

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 4/1/26

GENERAL PLAN AMENDMENT (GPA) NO. 200004

1. General Plan Amendment (GPA) No. 200004 amends the Land Use Designation from 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).
2. GPA No. 200004 is associated with Specific Plan (SP) No. 333 Amendment No. 1, 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.

3. GPA No. 200004 is associated with Change of Zone (CZ) No. 2000016 a proposal to modify the zoning ordinance of the Specific Plan and define the Planning Area boundaries of the Specific Plan.
4. The site for GPA No. 200004 consists of a number of parcels from recorded subdivisions from Tentative Tract Map No. 31210 and Tentative Tract Map No. 31485, and is located within the Elsinore Area Plan.
5. GPA No. 200004 is an entitlement/policy amendment.
6. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy Amendment to the General Plan may be approved provided the following first two findings listed below are met and one or more of the subsequent findings listed below are met:
    a. The proposed change does not involve a change in or conflict with:
        i. the Riverside County Vision;
        ii. any General Planning Principle set forth in General Plan Appendix B; or
        iii. any Foundation Component designation in the General Plan.
    b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
    c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
    d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
    e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
    f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

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

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

8. The proposed change does not involve a change or is in conflict with any General Planning Principle set forth in General Plan Appendix B.

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.

9. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of 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.
10. 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.
11. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County. 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.
12. A duly-noticed public hearing was held in front of the Planning Commission on November 19, 2025. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 4-0 in favor that the Board of Supervisors tentatively approve the Project, which includes GPA No. 200004, SP No. 333 Amendment No. 1, and CZ No. 2000016.
13. A subsequent duly noticed public hearing was held in front of the Board of Supervisors on January 27, 2026, and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 200004, SP No. 333 Amendment No. 1, and CZ No. 2000016 by a vote of 5-0 in favor.

GENERAL PLAN AMENDMENT (GPA) NO. 250002

14. General Plan Amendment No. 250002 amends the Land Use Designation on the subject site that is currently split between Rural Community: Low Density Residential (RC:LDR) and Rural Community: Very Low Density Residential (RC:VLDR) to entirely Rural Community: Low Density Residential (RC:LDR).
15. GPA No. 250002 is associated with Change of Zone (CZ) No. 2500002 a proposal to change the zoning classification from Light Agriculture, ten-acre minimum (A-1-10) to One Family Dwelling, 10,000 square foot minimum (R-1-10,000).
16. GPA No. 250002 is associated with Tentative Tract Map (TTM) No. 39011 a proposal for a "Schedule A" subdivision to create 73 single-family lots and 10 open space lots.
17. GPA No. 250002 is associated with Agricultural Preserve Diminishment (APD) No. 250001 a proposal for the diminishment of agricultural preserve No. 1 (El Sobrante 1 – Map No. 18) of APN:270-160-006 and 270-160-008 totaling approximately 36.5-acres.
18. The site GPA No. 250002 consists of APNs 270-160-008 and 270-160-006 and is located within the Lake Mathews/Woodcrest Area Plan.
19. GPA No. 250002 is an entitlement/policy amendment to amend the Land Use Designation from Rural Community: Low Density Residential (RC:LDR) and Rural Community: Very Low Density Residential (RC:VLDR) to entirely Rural Community: Low Density Residential (RC:LDR).
20. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy Amendment to the General Plan may be approved provided the following first two findings listed below are met and one or more of the subsequent findings listed below are met:
    a. The proposed change does not involve a change in or conflict with:
        i. the Riverside County Vision;
        ii. any General Planning Principle set forth in General Plan Appendix B; or
        iii. any Foundation Component designation in the General Plan.
    b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

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

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

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

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

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

21. The Riverside County Vision outlines the County's long-term goals and guiding principles for growth and community design. It emphasizes creating a sense of place, supporting healthy and livable communities, and ensuring new development reflects the County's values and expectations for the built environment, intended to act as a guide to property owners, developers and decisionmakers. The Proposed Project is consistent with these guiding principles as detailed below:

The Housing Vision encourages that "housing plans are well-integrated throughout the County of Riverside at Subregional Area Plan, within cities and unincorporated communities, within large-scale development projects, and at the projects site planning level where housing is involved." The project supports this vision by proposing a Low Density Residential (LDR) subdivision consistent with the proposed General Plan Land Use designation and accompanying Change of Zone to R-1-10,000 (One-Family Dwellings). The proposed 10,000-square-foot minimum lot size is supported by the General Plan's clustering provisions, which allow flexibility in lot configuration while preserving open space and natural features. This provides appropriately scaled housing that complements the surrounding community pattern and fulfills the County's housing objectives for balance, well-planned growth.

The Transportation Vision promotes "new and expanded transportation corridors" that support effective mobility for residents. The Project supports this vision by incorporating new access roads

that will connect to adjacent development, improving local circulation and providing access. These roadway connections are designed to enhance regional mobility while maintaining consistency with the El Sobrante Policy Area circulation framework.

The Healthy Communities Vision emphasizes community design "developed so support and encourage residents to be more physically active, achieved by increasing the number of an access to active parks and trails…" Consistent with this vision, the Project includes trail connectivity to El Sobrante Area trail network, offering residents recreational options. This connectivity supports physical activity, promotes community interaction to the trail and adjacent park areas, and enhances overall quality of life for future residents.

The Conservation and Open Space Resource Vision calls for the "protection and integration of natural resources and scenic landscapes into community design". The Project meets this vision through clustered development that reduces the overall development footprint, maintains open space areas primarily along the southern and eastern boundaries to create a transition between residential areas and adjacent open space and agricultural uses.

The Population Growth Vision stipulates that "new growth patterns no longer reflect a pattern of urban sprawl rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The Project is consistent with this vision as it represents an infill development within the planned growth area of the El Sobrante Policy Area. It utilizes the existing natural setting by avoiding topographical constraints and incorporates internal circulation. The Project therefore accommodates population growth.

The visions discussed above represent examples of the Riverside County General Plan Vision Statements with which the proposed General Plan Amendment is consistent; however, they do not constitute an exhaustive list. Based on the analysis provided, the proposed scope of work is found to be consistent with and therefore does not conflict with, the overall Riverside County General Plan Vision.

22. The proposed General Plan Amendment does not involve a change in, or conflict with any General Planning Principles set forth in General Plan Appendix B as detailed below:

General Principle B-I (C)(1) – Maturing Communities acknowledges that "every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community." The proposed Land Use Amendment from VLDR to LDR and Change of Zone from A-1-10-acre to R-1-10,000 square-foot minimum facilitates the creation of 73 residential lots and related infrastructure in a manner consistent with County subdivision standards. The Project supports the natural progression and maturation of the El Sobrante community, providing housing consistent with the area's planned growth and infrastructure capacity.

Community Development Principle B-II (B)(1) – Habitat Preservation states that "Preservation of natural systems (e.g. multi-species habitat, watersheds, landforms) is an integral part of these principles. At the initiation of the General Plan process, it is the multi-species habitat conservation plan (MSHCP) effort around which natural systems planning should begin." The Project is consistent with this principle as it identifies MSHCP Riparian/Riverine resources and jurisdictional wetland waters along the southwest and southeast site perimeters. The Project applies the General Plan clustering provision to reduce the development footprint and preserve these areas as open space or use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Open space areas are proposed along the southern and eastern boundaries to protect these natural features.

Environmental Protection Principle B-II (A)(C) states that "the open space is a fundamental principle of community planning. Open space in this context means usable open space, available for residents to enjoy in a manner appropriate to its design, acceptance of human impacts and consistency with the aims of the General Plan." The Project complies with the subdivision open space requirement of approximately 0.63-acres by providing Lot 78 as open space totaling approximately 0.70-acres. This area connects the Project site to El Sobrante trail system and nearby park areas, ensuring that usable open space is available for residents' enjoyment in a manner consistent with County policy.

Transportation Principle B-III (B) (1) states that "New transportation corridors should be planned to provide an additional supporting framework, so that future community growth develops naturally and economically along these routes. Transit infrastructure requires advance dedication or set-asides

consistent with regional transportation infrastructure plans to ensure adequate opportunity when the time for construction arrives. Transit equipment, distinct from rights-of-way and infrastructure systems, is a public responsibility and its provision should not be used as a condition of approval or a requirement of entitlement." The Project has been conditioned to provide ultimate street improvements, connections to adjacent development, and internal circulation, including required street dedications and parkway improvements. These features are consistent with County standards and support transportation planning within El Sobrante Policy Area.

The principles discussed above represent examples of the General Plan Principles with which the proposed General Plan Amendment is consistent; however, they do not constitute an exhaustive list. Based on the analysis provided, the proposed scope of work is found to be consistent with, and therefore does not conflict with, the Riverside County General Plan Principes as listed in Appendix B.

23. 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.

24. 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 in that the proposed revision to the property's Land Use Designation from Rural Community (RC) Very Low Density Residential (VLDR) to Low Density Residential (LDR) would facilitate the subdivision of 73 lots consistent with the General Plan clustering provisions and with applicable development standards.

25. The ongoing state housing crisis, which continues to impact Riverside County, along with the documented need for additional housing opportunities within the El Sobrante community, constitute special circumstances or conditions that were not fully anticipated at the time the General Plan was prepared. These conditions warrant consideration of targeted amendments to the General Plan to address current housing needs. General Plan Amendment No. 250002 proposes to change the land use designation of approximately 25.57 acres, located at APN: 270-160-008, from a split designation of Rural Community: Low Density Residential (RC:LDR) and Rural Community: Very Low Density Residential (RC:VLDR) to Rural Community: Low Density Residential (RC:LDR). The

proposed amendment would facilitate the development of additional housing units on the project site, thereby contributing to the housing supply within the El Sobrante community and supporting broader County and State housing objectives. While residential development at lower densities was originally envisioned for this area, current housing conditions and policy priorities provide good cause to modestly increase the allowable density. Accordingly, approval of GPA No. 250002, along with the implementing project, represents an appropriate and reasonable modification to the County's General Plan in response to evolving circumstances and demonstrated housing needs.

26. A duly noticed public hearing was held in front of the Planning Commission on December 17, 2025 and on January 7, 2026. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 4-0 that the Board of Supervisors tentatively approve the Project, which includes GPA No. 250002, CZ No. 2500002, TTM No. 39011, and APD No. 250001.
27. A subsequent duly noticed public hearing was held in front of the Board of Supervisors on March 3, 2026, and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 250002, CZ No. 2500002, TTM No. 39011, and APD No. 250001 by a vote of 4-0 in favor.

GENERAL PLAN AMENDMENT (GPA) NO. 220007

28. General Plan Amendment No. 220007 amends the Land Use Designation from Medium Density Residential (MDR) to Very High Density Residential (VHDR).
29. GPA No. 220007 is associated with Change of Zone (CZ) No. 2100028 a proposal to change the zoning classification from a split of General Residential (R-3) and Light Agriculture, 5 Acre Minimum (A-1-5) to entirely General Residential (R-3).
30. GPA No. 220007 is associated with Plot Plan (PPT) No. 220032 a proposal to construct thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high on 2.4 gross acres.
31. The site GPA No. 220007 consists of APN 438-220-002 and is located within the San Jacinto Valley Area Plan.
32. GPA No. 220007 is an entitlement/policy amendment to amend the Land Use Designation from Medium Density Residential (MDR) to Very High Density Residential (VHDR).

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

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

        i. the Riverside County Vision;

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

        iii. any Foundation Component designation in the General Plan.

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

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

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

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

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

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

34. "The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards." The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by

the public improvements required to serve it." GPA220007 is consistent with the vision regarding Population Growth because the implementing Project already has the existing infrastructure to support it, including roads, water, sewer, and electrical utilities. Furthermore, payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

In relation to "Our Communities and Their Neighborhoods" the Riverside County Vision states; "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively." GPA220007 proposes to change the existing land use from MDR to VHDR. MDR and VHDR are both residential land uses. The proposed Project would be an infill project in that it is a single family residential property surrounded by development on all sides. The proposed use of an Apartment Complex would be an improvement to what is currently existing (single family residence) and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to "Our Communities and Their Neighborhoods."

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County." GPA220007 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide apartments, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the East Hemet Community. The proposed use would provide indirect jobs (construction and maintenance).

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

35. 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.

36. 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.

37. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The proposed Project would contribute 36 units of housing at a time when the State of California is requiring the construction of more housing units to meet the housing needs of the region. The proposed Project would tie into an already existing transportation network, or local and regional serving roads as well as pedestrian sidewalks. Build-out of the site in an existing vacant, underutilized lot is preferred as it preserves valuable natural and cultural resources that may have

otherwise been disturbed with the proposed development Project. As such, the development provides for land use and development in strategic locations and new job opportunities that adds to the economic base and improves the jobs/housing balance for the area.

38. A duly noticed public hearing was held in front of the Planning Commission on February 18, 2026. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 4-0 GPA No. 220007, CZ No. 2200028, and PPT No. 220032.

39. A subsequent duly noticed public hearing was held in front of the Board of Supervisors on March 24, 2026, and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 220007, CZ No. 2200028, and PPT No. 220032 by a vote of 5-0 in favor.

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

GENERAL PLAN AMENDMENT (GPA) NO. 200004

40. **ADOPT** General Plan Amendment No. 200004, as described herein and shown on Exhibit A titled "GPA200004 – Proposed Land Use", attached hereto and incorporated herein by reference.

GENERAL PLAN AMENDMENT (GPA) NO. 250002

41. **ADOPT** General Plan Amendment No. 250002, as described herein and shown on Exhibit B titled "GPA250002 – Proposed Land Use", attached hereto and incorporated herein by reference.

GENERAL PLAN AMENDMENT (GPA) NO. 220007

42. **ADOPT** General Plan Amendment No. 220007, as described herein and shown on Exhibit B titled "GPA220007 – Proposed Land Use", attached hereto and incorporated herein by reference.

ALL AMENDMENTS

43. **DIRECT** the Planning Department to incorporate the changes made by the General Plan Amendment Nos. 220004, 250002, and 220007 into the Riverside County General Plan and associated elements, area plans, tablets, GIS data, maps, ordinances, and figures, and make any corrections as necessary.

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

ATTACHMENTS

EXHIBIT A: GPA200004 – Proposed Land Use

EXHIBIT B: GPA250002 – Proposed Land Use

EXHIBIT C: GPA220007 – Proposed Land Use

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2026-049

AMENDING
THE RIVERSIDE COUNTY GENERAL PLAN
2026 GENERAL PLAN AMENDMENTS – 1ST CYCLE
(FIRST CYCLE OF GENERAL PLAN LAND USE ELEMENT AMENDMENTS FOR 2026)

ROLL CALL:

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

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

04/14/2026 Item 3.35

EXHIBIT A

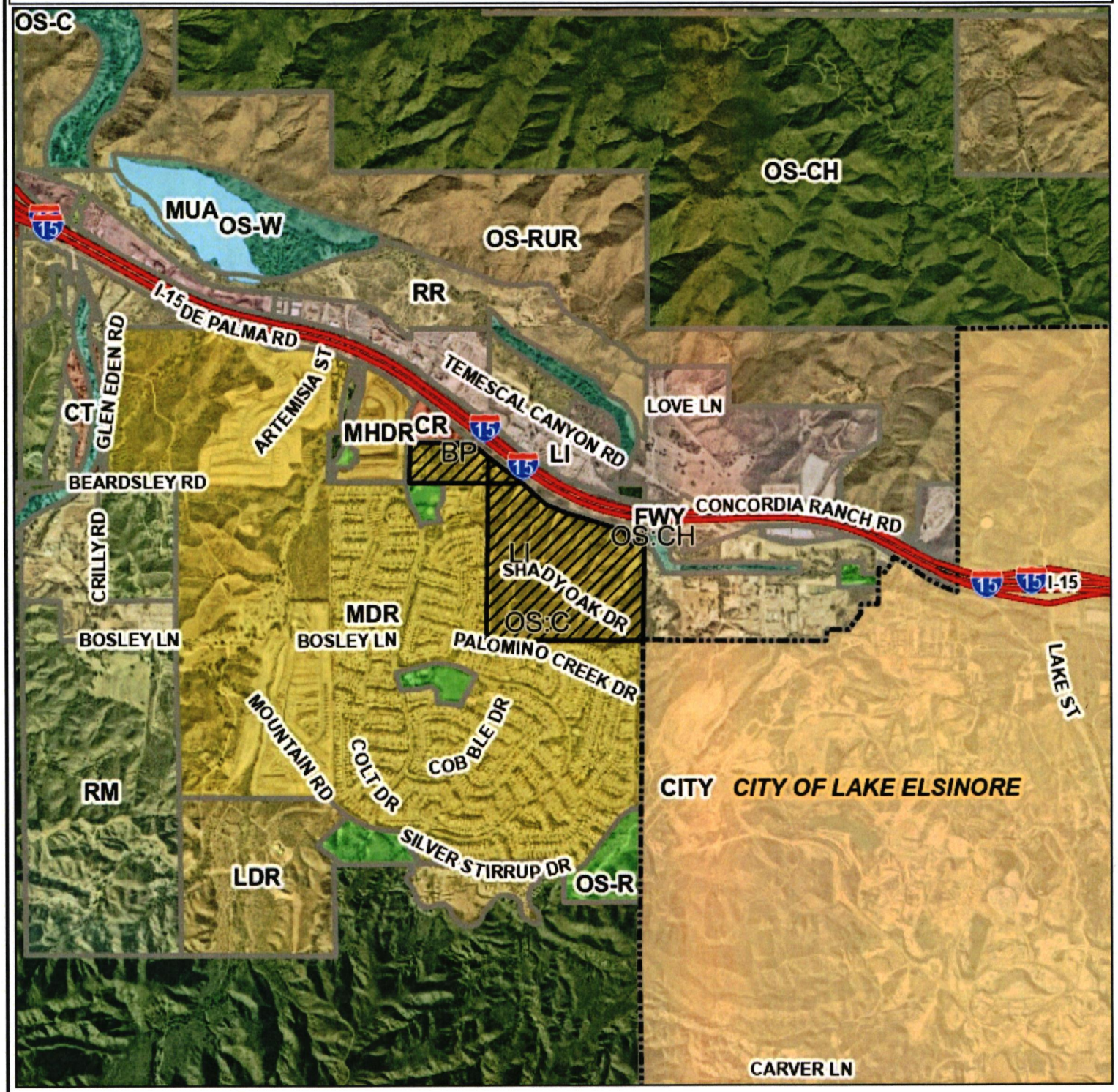
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

Supervisor: KAREN SPIEGEL
District: 2

PROPOSED GENERAL PLAN

Date: 11-10-2025
Exhibit: 6



Zoning Area/District: ALBERHILL

Author:

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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EXHIBIT B

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA250002

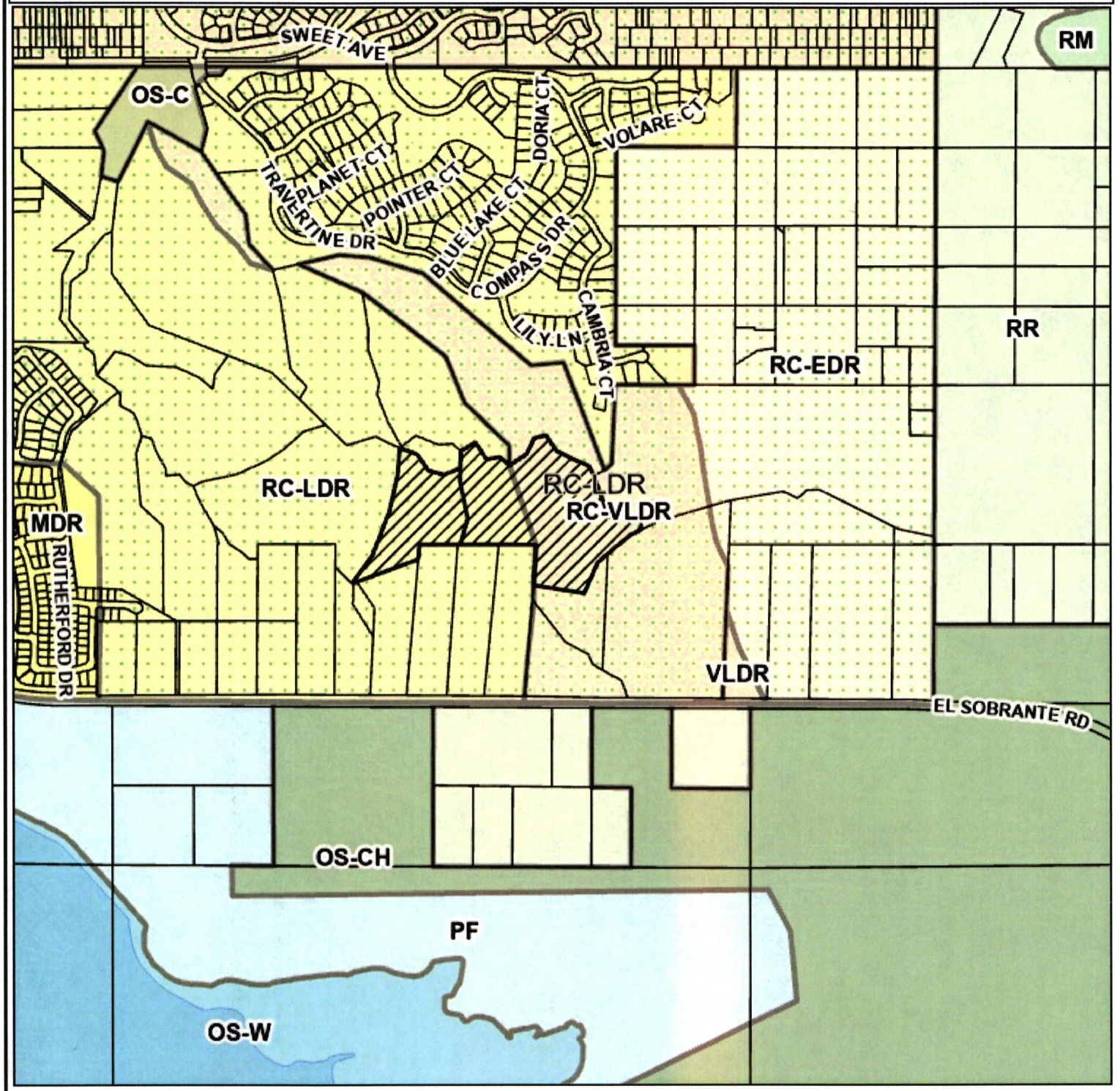
Supervisor: KAREN SPIEGEL

District: 2

PROPOSED GENERAL PLAN

Date: 3-31-2026

Exhibit: 6



Zoning Area/District: LAKE MATHEWS

Author:

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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EXHIBIT C

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: CHUCK WASHINGTON

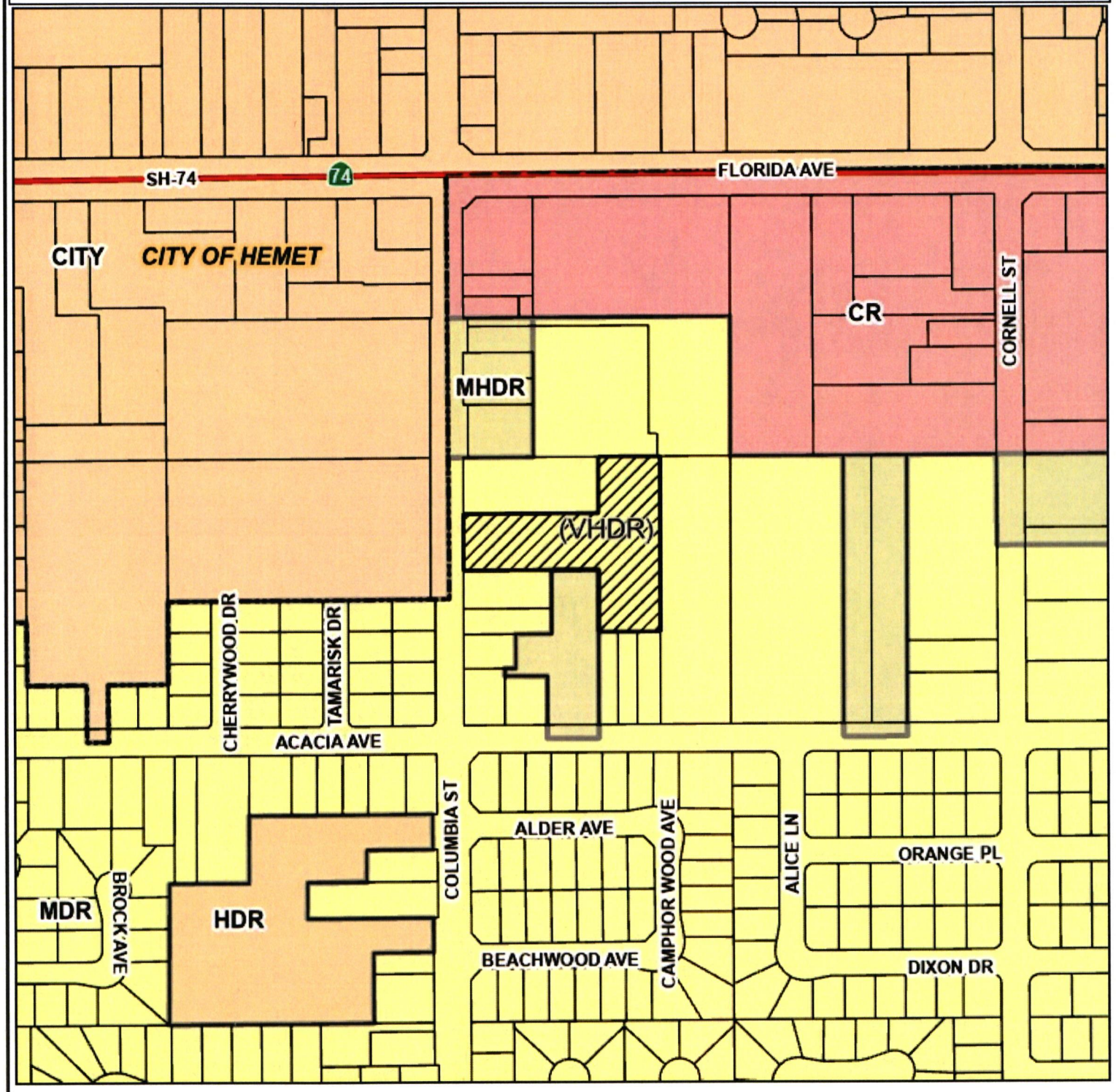
GPA220007, CZ2200028, PPT220032

Date: 1-14-2026

District: 3

PROPOSED GENERAL PLAN

Exhibit: 6



Zoning Area/District: RAMONA

Author:

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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RESOLUTION NO. 2026-050

CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR THE FIRST AMENDMENT TO GPA200004, THE FIRST AMENDMENT TO SPECIFIC PLAN NO. 333 (SP00333A01), AND CZ2100016

WHEREAS, pursuant to the provisions of Government Code Section 65350 et. seq., a meeting was held before the Riverside Planning Commission on November 19, 2025 to consider a General Plan Amendment (GPA200004), the First Amendment to Specific Plan No. 333 (SP00333A01), and a Change of Zone, (CZ2100016);

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been met, and this Environmental Impact Report (EIR), prepared in connection with GPA200004, SP00333A01, and CZ2100016, referred to alternatively herein as the "Project," is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and,

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

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 4/1/26

WHEREAS, the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing March 11, 2021 and concluding on April 10, 2021. The County prepared a Draft EIR (State Clearinghouse No. 2021030301) to address GPA200004, SP00333A01, and CZ2100016. The Draft EIR (DEIR) was circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period (June 9, 2022 to July 25, 2022). Public comments were received by the County and have been responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR) Responses to Comments document have been completed pursuant to CEQA and the State CEQA Guidelines (the "Responses").

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on April 14, 2026 that:

A. The Project includes GPA200004, SP00333A01, and CZ2100016, which were considered at the public hearing before the Planning Commission.

B. GPA200004 modifies and reconfigures the adopted land use designations applied to the Project site by the General Plan Land Use Element and the Renaissance Ranch Specific Plan

APR 14 2026 3.35

No. 333. Specifically, GPA200004 changes the Project site's land use designations from "Medium Density Residential (MDR)" land uses to 19.0 acres of "Business Park (BP)" land uses; 65.6 acres of "Light Industrial (LI)" land uses; 11.7 acres of "Open Space – Conservation (OS-C)" land uses; 58.6 acres of "Open Space – Conservation Habitat (OS-CH)" land uses; and major circulation facilities on 2.2 acres.

C. CZ2000016 continues to designate the Project site for "Specific Plan Zone (SP Zone)," but modifies the Planning Area boundaries, permitted uses, and development standards throughout the 157.1-acre Project site in order to reflect the land uses proposed as part of SP00333A01 (as described below).

D. SP00333A01 modifies the allowed land uses and planning area boundaries within the Renaissance Ranch Specific Plan No. 333. Specifically, SP00333A01: 1) eliminates the 355 MDR dwelling units previously allocated to 98.7 acres of the Project site; 2) reconfigures and redesignates Planning Area 1 for BP land uses on 19.0 acres; 3) consolidates and reconfigures (former) Planning Areas 2, 3, and 4 into a single Planning Area (Planning Area 2) on 65.6 acres, and redesignates these areas for LI land uses; 4) expands the 27.1 acres previously designated for OS-C land uses within Planning Area 6 to 58.6 acres, and redesignates this area for "Open Space – Conservation Habitat (OS-CH)" land uses; eliminates the 25.7 acres of "Open Space and Drainage" land uses within (former) Planning Areas 1A, 3A, and 4A; adds 11.7 acres of OS-C land uses within (new) Planning Areas 3, 4, 5A, and 5B; and includes major circulation facilities on 2.2 acres. Areas designated for "Business Park" uses would be limited to a maximum of 392,040 square feet (s.f.) of building area, while "Light Industrial" land uses may be developed with a Floor Area Ratio (FAR) up to 0.50 with a maximum of 1,428,768 s.f. of building area.

E. An EIR was prepared that evaluates GPA200004, SP00333A01, and CZ2000016. The EIR analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing procedures. Based on the findings and conclusions in the EIR and the conditions of approval applied to the Project by the County of Riverside, GPA200004, SP00333A01, and CZ2000016 will not cause serious public health problems.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following environmental impacts associated with the EIR are determined to have no environmental impacts in consideration of existing regulations and Project Design Features.

A. <u>Agriculture and Forestry Resources</u>

Impact: *Cause development of non-agricultural uses within 300 feet of agriculturally zoned*

property or otherwise conflict with Riverside County Ordinance No. 625 ("Right to Farm").

Agriculture and Forestry Resources Threshold c): *The Project would not result in impacts due to development of non-agricultural uses within 300 feet of agriculturally-zoned property.*

1. No Impact:

   There are no agriculturally zoned properties within 300 feet of the Project site, as defined by Riverside County Ordinance No. 625. Accordingly, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property and would not conflict with Riverside County Ordinance No. 625; thus, no impact would occur. (FEIR at p. 4.2-10)

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

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

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

1. No Impact:

   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)). The nearest areas containing forests occur within the Cleveland National Forest, located approximately 1.0 mile south of the Project site. As such, the Project has no potential to conflict with such zoning, and no impact would occur. (FEIR at p. 4.2-11)

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

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

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

1. No Impact:

   There are no forestry-related uses within the vicinity of the Project site. The nearest areas containing forests occur within the Cleveland National Forest, located approximately 1.0 mile south of the Project site. 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. (FEIR at p. 4.2-11)

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

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

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

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

1. No Impact:

There are no forestry uses within the Project vicinity. The Project site and surrounding areas are not zoned for forest land. 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. (FEIR at p. 4.2-11)

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

B. Biological Resources

Impact: *Conflict with any local policies or ordinances protecting biological resources.*

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

1. No Impact:

Aside from the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which are addressed separately under the analysis of Threshold a. in EIR Subsection 4.4, the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559, which regulates the removal of trees. However, the Project site does not contain any oak trees subject to the Riverside County Oak Tree Management Guidelines. Additionally, the Project site does not occur at an elevation exceeding 5,000 feet above mean sea level (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 separately under the analysis of Threshold a. in EIR Subsection 4.4), 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. (FEIR at p. 4.4-44)

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

C. Hazards and Hazardous Materials

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

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

1. No Impact:

The 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. (FEIR at p. 4.9-13)

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

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

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

1. No Impact:

Based on the results of the Project's Phase I ESA (*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. (FEIR at p. 4.9-14)

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

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

Hazards and Hazardous Materials Thresholds f), g), and h): *The Project site is not located within an Airport Master Plan area, 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.*

2. No Impact:

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, which is the nearest public airport to the Project site. 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. (FEIR at p. 4.9-14)

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

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

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

3. No Impact:

There are no private airstrips in the Project vicinity. The Project site is located approximately 8.8 miles northwest of Skylark Field, which is the closest private airport to the Project site. 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. (FEIR at p. 4.9-14)

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

D. Hydrology and Water Quality

Impact: *Impeding or redirecting flood flows.*

Hydrology and Water Quality Threshold g): *The Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site.*

1. No Impact:

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (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 SP00333A1, 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. (FEIR at pp. 4.10-19

and -20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

Impact: *Release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

Hydrology and Water Quality Threshold h): *The Project would not result in significant impacts regarding the release of pollutants due to Project inundation from flood hazards, tsunamis, or seiches.*

2. No Impact:

The Project site is located approximately 24 miles northeast of the Pacific Ocean, and as such there is no 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. Additionally, areas planned for development on site are not located in areas subject to inundation during the 1% annual chance flood. Accordingly, the Project would not risk the release of pollutants due to inundation from floods, tsunamis, or seiches, and no impact would occur. (FEIR at p. 4.10-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

E. Mineral Resources

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

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

1. No Impact:

According to the CDC, the Project site is classified as Mineral Resources Zone (MRZ) 3, which includes "areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Therefore, the Project site does not contain any known mineral resources that would be of value to the region or the residents of the State. Accordingly, with implementation of the proposed Project there would be no impact to known mineral resources. (FEIR at p. 4.12-3)

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

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

Mineral Resources Threshold b): *The Project would not result in the loss of availability of a*

locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and no impact would occur.

2. No Impact:

The Project site is not designated as a mineral resource recovery site by the County's General Plan, Elsinore Area Plan (EAP), or the adopted SP 333, and there are no other land use plans that identify the site for containing mineral resources. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur. (FEIR at p. 4.12-3)

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

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

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

3. No Impact:

As mapped by the CDC, there are no areas surrounding the Project site that contain known mineral resources. No lands in the Project vicinity are classified or designated by the State as containing mineral resource deposits, and there are no known surface mines in the Project vicinity. The nearest lands designated as Mineral Resources Zone 2 (MRZ-2) are located approximately 1.6 miles southeast of the Project stie within the City of Lake Elsinore. Accordingly, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and no impact would occur. (FEIR at p. 4.12-4)

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

Impact: *Exposure of people or property to hazards from proposed, existing, or abandoned quarries or mines.*

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

4. No Impact:

Historical records indicate that no quarrying or mining activities ever occurred on the Project site, and there is no evidence of any proposed, existing, or abandoned quarries in the surrounding area. Accordingly, the Project would not expose people or property to hazards

from proposed, existing, or abandoned quarries or mines, and no impact would occur. (FEIR at p. 4.12-4)

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

F. Population and Housing

Impact: *Displace substantial numbers of existing people or housing.*

Population and Housing Threshold a): *The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.*

1. No Impact:

The Project site does not contain any existing residences or housing under existing conditions. Accordingly, the Project would have no potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts would occur. (FEIR at p. 4.15-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

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

A. Aesthetics

Impact: *Effect upon a scenic highway corridor.*

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

1. Project Impact(s): 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 SP00333A01, 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. (FEIR at pp. 4.1-9 to 4.1-11)

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

Impact: *Damage to scenic resources, obstruction of scenic vistas, or creation of aesthetically offensive site.*

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

resources, including but not limited to the potential to damage trees, rock outcroppings, historic buildings, or landmark features; less-than-significant impacts due to the obstruction of prominent scenic vistas or views open to the public; and less-than-significant impacts due to the creation of an aesthetically offensive site open to public view.

2. Project Impact(s): Development of the Project site as proposed would represent a substantial change to the visual character of the site. However, because the Project site does not contain any significant rock outcroppings, trees, or other scenic resources, implementation of the proposed Project would not damage scenic resources. The zoning ordinance associated with proposed SP00333A01 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. Future development within the Project boundaries also would be required to comply with the development standards and design guidelines included as part of SP00333A01, which have been designed to ensure that the property is developed in a manner that is not aesthetically offensive. Project impacts would be less than significant. (FEIR at pp. 4.1-11 and 4.1-12)

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

Impact: *Visual character or quality of public views of the site and its surroundings in non-urbanized areas and conflict with zoning or other scenic quality regulations in urbanized areas.*

Aesthetics Threshold c): *The Project would result in a less-than-significant impact upon the existing and planned visual character of the site and its surroundings.*

3. Project Impact(s): Mandatory compliance with the development standards and design guidelines included as part of SP00333A01 would ensure that the Project site would be developed in a manner that would not substantially degrade the site's existing visual quality. The proposed Project design would be visually compatible with existing and planned development in the area. Mandatory compliance with the design guidelines and development standards of proposed SP00333A01 would ensure the Project site is developed in a manner that does not degrade the existing visual character or quality of public views of the site and its surroundings. (FEIR at pp. 4.1-11 and 4.1-12)

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

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

Aesthetics Threshold d): *The Project would result in a less-than-significant impact upon the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.*

4. Project Impact(s): The Project site is located within the limits of Zone B of the Mt. Palomar Observatory Lighting Policy Area. Lighting elements would be installed as part of the proposed Project and, pursuant to Section 7 of Riverside County Ordinance No. 655, building permits would be required to include specific information regarding lighting. The required plans and descriptions would enable the County to determine whether compliance with Ordinance No. 655 is met, and no building permits would be issued unless applications demonstrate consistency with Ordinance No. 655. The Project would result in less-than-significant impacts upon nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. (FEIR at p. 4.1-13)

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

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

Aesthetics Threshold e): *The Project would have a less-than-significant impact upon day and nighttime views in the area.*

5. Project Impact(s): Future development on the Project site would be subject to Riverside County Ordinance No. 915 and the development standards and design guidelines of SP00333A01. 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. Additionally, SP00333A01 includes design guidelines that serve to prevent the creation of substantial light that could adversely affect day or nighttime views in the area. 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 low-potential glare characteristics similar to other glass windows on buildings in the surrounding area. Project impacts associated with glare or substantial light affecting day or nighttime views would be less than significant. (FEIR at pp. 4.1-13 through -15)

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

Impact: *Expose residential property to unacceptable light levels.*

Aesthetics Threshold f): *The Project would result in a less-than significant impact due to lighting affecting residential properties.*

6. Project Impact(s): Future development on the Project site would be subject to Riverside

County Ordinance No. 915 and the development standards and design guidelines of SP00380A01. 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. SP00333A01 includes design guidelines that serve to prevent the exposure of residential properties to unacceptable light levels. The Project's mandatory compliance with the development standards and design guidelines of SP00333A01 and County ordinances would ensure that the Project's lighting impacts affecting residential properties would be less than significant. (FEIR at pp. 4.1-13 through -15)

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

B. <u>Agriculture and Forestry Resources</u>

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

Agriculture and Forestry Resources Threshold b): *The Project would result in less-than-significant impacts due to conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve.*

1. <u>Project Impact(s)</u>: The Project site is not zoned for agricultural production. As such, the Project would not conflict with existing agricultural zoning, and no impact would occur. Under existing conditions, the Project site is not used for agricultural production. The nearest property that allows for agricultural use per the County's zoning occurs at 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. Additionally, there are no agricultural preserves or Williamson Act contracted land within the Project vicinity. The Project has no potential to conflict with existing agricultural zoning or 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. (FEIR at pp. 4.2-9 to 4.2-10)

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

Impact: *Change in the existing environment that could result in the conversion of Farmland to non-agriculture use.*

Agriculture and Forestry Resources Threshold d): *The Project would result in a less-than-*

significant impact due to changes in the existing environment that could result in conversion of Farmland to non-agriculture use.

2. Project Impact(s): Although agricultural uses occur in the Project vicinity, there are no components of the proposed Project that could indirectly affect these existing agricultural uses. The Project would be subject to the provisions of Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Mandatory compliance with Ordinance No. 625 would ensure that Project development would not result in in 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. (FEIR at p. 4.2-10)

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

C. Air Quality

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

Threshold c): *The Project would not expose sensitive receptors which are located within one mile of the Project site to substantial pollutant concentrations, and impacts would be less than significant.*

1. Project Impact(s): 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. Project construction- and operational-related localized emissions would not exceed any of the South Coast Air Quality Management District (SCAQMD) Localized Significance Thresholds (LSTs) for criteria pollutants. The Project also would not cause or contribute to any CO "hot spots" and would not result in any impacts associated with Toxic Air Contaminants (TACs). Thus, impacts would be less than significant. (FEIR at pp. 4.3-29 through 4.3-40).

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

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

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

2. The Project does not involve land uses typically associated with emitting objectionable odors. Standard construction requirements would minimize odor impacts from construction. Standard construction requirements would minimize construction-related odor impacts. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with Riverside 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. (FEIR at pp. 4.3-41 to -42)

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

D. <u>Biological Resources</u>

Impact: *Migratory fish or wildlife movement corridors and wildlife nursery sites.*

Biological Resources Threshold d): *The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species.*

1. <u>Project Impact(s)</u>: The Project Applicant is proposing to designate approximately 58.6 acres within Planning Area 6 as "Open Space – Conservation Habitat (OS-CH)" and an additional 2.6 acres within Planning Areas 5A and 5B as "Open Space – Conservation (OS-C)." Following construction activities and restoration proposed within the 2.6 acres within Planning Areas 5A and 5B, Planning Areas 5A, 5B, and 6 would be dedicated to the Western Riverside County Regional Conservation Agency (RCA) in order to meet the requirements of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for Criteria Cells 3647, 3648, and 3748, which collectively are intended to contribute to the establishment of Proposed Constrained Linkage 6. The MSHCP intends for Proposed Constrained Linkage 6 to serve as a wildlife movement corridor between Proposed Core 1 (Alberhill), Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension), and Proposed Linkage 1. The Project's open space dedications were reviewed as part of a Habitat Acquisition and Review Strategy (HANS) process that was subject to a Joint Project Review (JPR) with the Wildlife Agencies. The JPR process concluded that the Project's open space dedications to the MSHP Reserve System adequately complies with the Conservation Criteria for Criteria Cells 3647, 3648, and 3748. Because the MSHCP is intended to accommodate regional wildlife movement corridors, and because the Project complies with the open space dedication requirements of the MSHCP, Project impacts wo wildlife movement corridors would be less than significant. (FEIR at pp. F-16 to -19)

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

E. Energy

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

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

1. Project Impact(s): Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation. (FEIR at pp. 4.6-13 to 4.6-24)

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

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

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

2. Project Impact(s): Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other warehouse projects of similar scale and intensity that are operating in California, as the Project would be subject to current regulatory requirements, such as the 2022 version of Title 24, which was not in effect when most existing developments were constructed. Specifically, the California Energy Commission (CEC) anticipates that under the 2019 version of Title 24, non-residential buildings will use approximately 30% less energy due to lighting upgrades compared to the 2016 version of the Title 24 requirements, and the 2022 version of Title 24 requires more efficiency than the 2019 version. 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. Based on the analysis presented in Draft EIR Subsection 4.6, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and impacts would be less

than significant. (FEIR at pp. 4.6-24 to 4.6-26)

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

F. Geology

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

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

1. Project Impact(s): The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities and adhere to a Storm Water Pollution Prevention Plan (SWPPP) as well as SCAQMD Rule 403 and Riverside County Ordinance Nos. 457, and 460. With mandatory compliance to these regulatory requirements, the potential for water and wind erosion impacts during construction would be less than significant. Following development, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. Furthermore, the Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. Accordingly, impacts would be less-than-significant. (FEIR at pp. 4.7-16 to 4.7-17)

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

G. Hazards and Hazardous Materials

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

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

1. Project Impact(s): The Project site does not contain any Recognized Environmental Conditions (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. (FEIR at pp. 4.9-11 to 4.9-12)

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

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

Hazards and Hazardous Materials Threshold d): *The Project would result in less-than-significant impacts due to the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.*

2. Project Impact(s): 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. With mandatory compliance with regulatory requirements, impacts would be less than significant. (FEIR at p. 4.9-13)

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

H. Hydrology and Water Quality

Impact: *Violation of water quality standards or waste discharge requirements, decrease of groundwater supplies, interference with groundwater recharge, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

Hydrology and Water Quality Threshold a), b), and i): *The Project would result in less-than-significant impacts due to a violation of water quality standards or waste discharge requirements, less-than-significant impacts due to the degradation of surface or groundwater quality, less-than-significant impacts to groundwater recharge, and less-than-significant impacts due to a conflict with a water quality control plan or sustainable groundwater management plan.*

1. Project Impact(s): The Project would be served potable water by the Elsinore Valley Municipal Water District (EVMWD) and would not include any groundwater wells on site; thus, Project direct impacts to groundwater supplies would be less than significant. Additionally, the total amount of runoff from the site would not change with Project development, and as such Project-related runoff would be conveyed to downstream facilities

where groundwater recharge would continue to occur. Additionally, water quality impacts during construction, including potential impacts due to a conflict with the Basin Plan and the Elsinore Basin Groundwater Management Plan (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 Best Management Practices (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. (FEIR at pp. 4.10-12 through 4.10-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

Impact: *Alteration of existing drainage patterns or creation of excessive runoff which would exceed the capacity of existing or planned drainage systems.*

Hydrology and Water Quality Threshold c) and f): *The Project would result in less-than-significant impacts due to substantial additional sources of polluted runoff and due to alterations to the existing drainage pattern of the site, including the alteration of the course of a stream or river or through the addition of impervious surfaces.*

2. Project Impact(s): 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 such that the rate of runoff would not increase 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. Therefore, impacts would be less than significant. (FEIR at pp. 4.10-16 through 4.10-18 and updated calculations presented in *Technical Appendix FEIR-7a*, p. 17)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

Impact: *Substantial erosion or siltation on-site or off-site.*

Hydrology and Water Quality Threshold d): *The Project would result in less-than-significant impacts to erosion or siltation on-site or off-site.*

3. Project Impact(s): With mandatory adherence to the Storm Water Pollution Prevention Program (SWPPP) requirements, effects associated with construction-related erosion, siltation, water quality, and flooding on downstream water sources and flood control systems

would be maintained at a level below significance. With development of the Project site, large portions of the Project site would consist of impervious surfaces, with areas of pervious surfaces largely confined to landscaped areas. 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. (FEIR at pp. 4.10-18 to -19)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

Impact: *Increased surface runoff resulting in flooding on- or off-site.*

Hydrology and Water Quality Thresholds e): *The Project would result in less-than-significant impacts due to an increase in the rate or amount of surface runoff in a manner that could result in flooding on-site and off-site.*

4. Project Impact(s): 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. The future drainage systems would be designed in a manner that would preclude potential flood hazards on site, in accordance with standard County requirements. Additionally, the proposed extended detention basins would reduce the total peak flows from the Project site such that peak flows from the Project site would be reduced as compared to pre-development conditions. As such, impacts would be less than significant. (FEIR at p. 4.10-19 and *Technical Appendix FEIR-7a*)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

I. Land Use and Planning

Impact: *Conflict with any land use plan, policy, or regulation adopted for the purpose of mitigating an environmental impact.*

Land Use and Planning Threshold a): *The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.*

1. Project Impact(s): The Project would not conflict with the General Plan, EAP, the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (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 the Project's EIR; therefore, Project impacts due to land use incompatibility would be less than significant. (FEIR at pp. 4.11-16 through 4.11-23)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

Impact: *Disrupting the physical arrangement of an established community.*

Land Use and Planning Threshold b): *The Project would result in less-than-significant impacts due to disrupting or dividing the physical arrangement of an established community (including a low-income or minority community).*

2. Project Impact(s): The Project site, under existing conditions, is undeveloped and contains no public thoroughfares or public trails. There are no existing residential uses immediately to the north or west of the Project site. The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and impacts would be less than significant. (FEIR at 4.11-23)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

J. Noise

Impact: *Exposure of people to excessive noise levels from public airports or private airstrips.*

Noise Thresholds a) and b): *The Project would result in less-than-significant impacts due to noise associated with public airports and private airstrips.*

1. Project Impact(s): The Project 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. (FEIR at pp. 4.13-24 to 4.13-25)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

K. Population and Housing

Impact: *Creation of a demand for additional housing, including low-income housing.*

Population and Housing Threshold b): *The Project would not result in a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.*

1. Project Impact(s): 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 1,768 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. Furthermore, the Riverside County General Plan designates areas of the County in which lower-income housing can be accommodated to meet the County's Regional Housing Needs Assessment (RHNA) obligations, and does not rely on residential development on the Project site in order to meet its RHNA obligations. Thus, impacts would be less than significant. (FEIR at p. 4.15-5 and Riverside County, 2021a., Appendix E-1, Table E-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

Impact: *Induce substantial unplanned population growth.*

Population and Housing Threshold c): *The Project would result in less-than-significant impacts due to substantial direct or indirect unplanned population growth in the Project area.*

2. Project Impact(s): Because the Project site is designated for development with urban uses by the General Plan, EAP, and SP00333, 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. The Project also would not indirectly induce substantial unplanned population growth due to infrastructure improvements, as all proposed infrastructure improvements would be sized to serve only the proposed Project; thus, indirect and direct population growth impacts would be less than significant. (FEIR at pp. 4.15-5 to 4.15-6)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

L. Public Services

Impact: *Impacts associated with new or altered fire protection facilities or the need for new or physically altered fire protection facilities.*

Public Services Threshold a): *The Project would result in less-than-significant impacts associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection facilities.*

1. Project Impact(s): Although the Project would contribute to a need for new or expanded fire protection facilities, it is not possible to identify environmental impacts until a specific proposal and design for such facilities are prepared by the Riverside County Fire Department

(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. With payment of mandatory Development Impact Fees (DIF) pursuant to Riverside County Ordinance No. 659, and mandatory compliance with all mandatory local, State, and federal laws, ordinances, and standards relating to fire safety, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Fire Department would be reduced to less-than-significant levels. (FEIR at pp. 4.16-6 and 4.16-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

Impact: *Impacts associated with new or altered sheriff facilities or the need for new or physically altered sheriff facilities.*

Public Services Threshold b): *The Project would result in less-than-significant impacts associated with the provision of new or physically altered sheriff facilities or the need for new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services.*

2. Project Impact(s): With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the Riverside County Sheriff's Department would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new police protection facilities that could result in a significant impact to the environment. As such, impacts would be less than significant. (FEIR at pp. 4.16-7 to 4.16-8)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

Impact: *Impacts associated with new or altered school facilities or the need for new or physically altered school facilities.*

Public Services Threshold c): *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered school facilities or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.*

3. Project Impact(s): The Project would not directly generate a resident population, and thus would not directly impact school services in the local area. Although the Project may

indirectly result in new residents within the service area of the Lake Elsinore Unified School District (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. 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. (FEIR at p. 4.16-8)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

Impact: *Impacts associated with new or altered library facilities or the need for new or physically altered library facilities.*

Public Services Threshold d): *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered library facilities or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services.*

4. Project Impact(s): 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 would be less than significant on both a direct and cumulatively-considerable basis. (FEIR at p. 4.16-9)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

Impact: *Impacts associated with new or altered health care facilities or the need for new or physically altered health care facilities.*

Public Services Threshold e): *The Project would result in less-than-significant physical impacts associated with the provision of new or physically altered health care facilities or the need for new or physically altered health care facilities, the construction of which could cause significant*

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health care services.

5. Project Impact(s): With payment of mandatory DIF fees, the Project would result in less-than-significant direct and cumulatively-considerable impacts to health services facilities, and the Project would not result in or require the construction of new health services facilities that could result in a significant impact to the environment. (FEIR at pp. 4.16-9 and -10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

M. Recreation

Impact: *Construction or expansion of recreational facilities or trail systems.*

Recreation Threshold a) and d): *The Project would result in less-than-significant impacts due to the construction or expansion of recreational facilities or trail systems.*

1. Project Impact(s): The physical construction of the on-site trails and pedestrian facilities has been addressed under the relevant issue areas identified throughout the Project's EIR (e.g., air quality, biological resources, cultural resources). Under each of these topics, Project impacts were determined to be less than significant, or mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no components of the planned recreational facilities on site that have not already been addressed and accounted for throughout this EIR. Accordingly, Project impacts due to parkland development on site would be less than significant, requiring no mitigation beyond that which is identified in other portions of this EIR. (FEIR at pp. 4.17-4 and -5)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

Impact: *Use of existing recreational facilities leading to substantial physical deterioration.*

Recreation Threshold b): *The Project would result in less-than-significant impacts due to the use of existing recreational facilities.*

2. Project Impact(s): 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, as a majority of the Project's future jobs are anticipated to be filled by existing or future planned residents within the County. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and impacts would be less than significant. (FEIR at p. 4.17-5)

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

these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

Impact: *Conflict with a Community Service Area/recreation and park district with a Community Parks and Recreation Plan.*

Recreation Threshold c): *The Project would result in less-than-significant impacts due to a conflict with a CSA or recreation and park district with a Community Parks and Recreation Plan.*

3. Project Impact(s): The Project site is not located within a County Service Area (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 for payment of in-lieu fees for parkland acquisition and construction would be less than significant. (FEIR at p. 4.17-5)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

N. Transportation

Impact: *Conflicts with a program, plan, ordinance, or policy addressing the circulation system.*

Transportation Threshold a): *The Project would result in less-than-significant impacts due to conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.*

1. Project Impact(s): The proposed development on site would be required to comply with all applicable Riverside County ordinances related to the circulation system. In addition, Draft EIR *Technical Appendix I* included a detailed analysis demonstrating the proposed Project's consistency with the Riverside County General Plan and EAP policies. With respect to policies related to Level of Service (LOS), the Project Applicant would be conditioned to require construction of improvements, payment of DIF and Transportation Uniform Mitigation Fees (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. (FEIR at pp. 4.18-13 to 4.18-14)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

Impact: *Increased roadway hazards due to a geometric design feature or incompatible uses.*

Transportation Threshold c): *The Project would result in a less-than-significant impact due to hazards resulting from a geometric design feature or incompatible uses.*

2. Project Impact(s): Improvements planned as part of the Project would be constructed to County standards and would not increase hazards due to a geometric design feature. Although the Project's light industrial and business park land uses have the potential to result in conflicts with traffic from surrounding rural residential and master-planned residential communities, 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. Impacts due to transportation-related hazards from geometric design features or from incompatible uses would be less than significant. (FEIR at pp. 4.18-16 to 4.18-17)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

Impact: *Effect upon or need for new or altered maintenance of roads.*

Transportation Threshold d): *The Project would create a less-than-significant effect due to the need for new or altered maintenance of roads.*

3. Project Impact(s): Although the Project would result in the need for new or altered maintenance of roadways and would increase traffic on existing and planned roadways, any incremental increase in the need to maintain public roadway facilities would be offset by tax revenue generated by the Project's proposed land uses. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. (FEIR at p. 4.18-17)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

Impact: *Effects upon circulation during construction*

Transportation Threshold e): *The Project would result in less-than-significant impacts upon circulation during the Project's construction.*

4. Project Impact(s): 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. Impacts would be

less than significant. (FEIR at pp. 4.18-17 to 4.18-18)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

Impact: *Inadequate emergency access or access to nearby uses.*

Transportation Threshold f): *The Project would result in less-than-significant impacts due to inadequate emergency access or access to nearby uses.*

5. Project Impact(s): 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 would not adversely affect access to any nearby uses. Additionally, the County would review future implementing development applications (e.g., tentative maps, parcels maps, plot plans, etc.) to ensure that adequate emergency access is accommodated. Impacts would be less than significant. (FEIR at p. 4.18-18)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

Impact: *Construction or expansion of a bike system or bike lanes.*

Transportation Threshold g): *The Project would not result in significant environmental effects due to the construction or expansion of a bike system or bike lanes.*

6. Project Impact(s): The Project would entail the construction of Street A on site, which would include a community trail along one side of the roadway. 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 the Project's EIR. There are no impacts associated with the construction of bike systems or bike lanes that have not already been addressed in the Project's EIR. As such, impacts would be less than significant. (FEIR at p. 4.18-18)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

O. Utilities and Services Systems

Impact: *Relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems leading to significant environmental effects.*

Utilities and Service Systems Threshold a): *The Project would have a less-than-significant-impact to the environment due to the construction or relocation of new or expanded water, wastewater treatment, or storm water drainage systems.*

1. Project Impact(s): Although the Project would require construction of new or expanded

water, wastewater conveyance, and 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 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. The Project also would not result in or require the expansion of the existing facilities at the Horsethief Canyon Water Reclamation Facility (WRF) as the WRF has adequate capacity to treat wastewater generated by the Project. Accordingly, impacts would be less than significant. (FEIR at pp. 4.20-13 through 4.20-16)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Adequacy of water supplies during normal, dry, and multiple dry years.*

Utilities and Service Systems Threshold b): *The Project would have insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.*

2. Project Impact(s): As documented in a Project-specific Water Supply Assessment (WSA) that was included as *Technical Appendix M* to the Project's Draft EIR, and based on the EVMWD's Urban Water Management Plan (UWMP), the EVMWD would have sufficient water supplies even during single and multiple dry years to meet the projected demand within its district through at least year 2040. Because the WSA demonstrates that 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. (FEIR at pp. 4.20-16 through 4.20-19)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Impacts from construction or expansion of new wastewater facilities.*

Utilities and Service Systems Threshold c): *The Project would result in less-than-significant impacts due to the construction or expansion of wastewater treatment facilities.*

3. 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. 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. (FEIR at 4.20-19 to 4.20-20)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Impacts due to inadequate wastewater treatment capacity.*

Utilities and Service Systems Threshold d): *The Project would result in less-than-significant impacts to wastewater treatment capacity.*

4. Project Impact(s): With implementation of the Project, and based on the maximum daily flows, the Horsethief Canyon WRF would receive up to 0.68 Million Gallons per Day (MGD) requiring treatment (0.55 MGD maximum daily flows under existing conditions plus 0.13 MGD from the Project). With the recent completion of the planned upgrades to the Horsethief Canyon WRF, the Horsethief Canyon WRF has adequate capacity (0.8 MGD) 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. (FEIR at p. 4.20-20)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Generation of solid waste in excess of local capacity and impairment of solid waste reduction goals.*

Utilities and Service Systems Threshold e): *The Project would have a less-than-significant impacts due to solid waste generation in excess of State or Local standards or the capacity of local infrastructure, and the Project would not conflict with any solid waste reduction goals.*

5. Project Impact(s): 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. (FEIR at p. 4.20-21)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Conflict with management and reduction statutes and regulations related to solid waste.*

Utilities and Service Systems Threshold f): *The Project have a less-than-significant impact due to a conflict with federal, State, or local management and reduction statutes and regulations*

related to solid wastes, including the Riverside County Integrated Waste Management Plan (CIWMP).

6. Project Impact(s): With mandatory compliance to Assembly Bill (AB) 939, AB 341, and Riverside County Department of Waste Resources' (RCDWR's) programs and policies, including the County's CIWMP. Accordingly, the Project would not conflict with regulations related to solid waste and less-than-significant impact would occur. (FEIR at p. 4.20-22).

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

Impact: *Impacts resulting from the construction or expansion of new facilities related to electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

Utilities and Service Systems Threshold g): *The Project would have a less-than-significant impact due to the construction of new facilities or the expansion of existing facilities for the provision of electricity, natural gas, communication systems, street lighting, public facilities maintenance (including roads), and other governmental services.*

7. Project Impact(s): Impacts associated with the construction or expansion of utility facilities would be less than significant or otherwise mitigated to the maximum feasible extent by the mitigation measures identified by the Project's EIR. No additional mitigation would be required. (FEIR at pp. 4.20-22 through 4.20-24)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

P. Wildfire

Impact: *Impair an adopted emergency response or evacuation plan.*

Wildfire Threshold a): *The Project would result in less-than-significant impacts due to a conflict with any adopted emergency response plans or emergency evacuation plans.*

1. Project Impact(s): The Project site and surrounding areas are not identified as evacuation routes, and there are no adopted emergency response plans or emergency evacuation plans applicable to the Project area. During construction and at Project build-out, the Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts would be less than significant. (FEIR at pp. 4.21-8 and 4.21-9)

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

these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

Impact: *Exacerbation of wildfire risks and exposure of people or structures to wildland fire-related risks.*

Wildfire Thresholds b) and e): *The Project would result in less-than-significant impacts due to the exacerbation of wildfire risks and due to the exposure of people or structures to wildland fire-related risks.*

2. Project Impact(s): The Project would be subject to the fire abatement requirements specified by SP00333A01, which includes requirements for the provision of a 100-foot wide Fuel Management Zone (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 SP00333A01, 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. (FEIR at pp. 4.21-9 to 4.21-10)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

Impact: *Installation or maintenance of infrastructure that may exacerbate wildfire risks.*

Wildfire Threshold c): *The Project would result in less-than-significant impacts due to the installation maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.*

3. Project Impact(s): 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. There are no components of the proposed FMZs that would result in impacts not already addressed by the Project's EIR. Accordingly, the Project would not exacerbate fire risk, and would not result in temporary or ongoing impacts to the environment beyond what is already evaluated and disclosed by this EIR. Impacts would be less than significant. (FEIR at pp. 4.21-10 to 4.21-11)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

Impact: *Exposure of people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes.*

Wildfire Threshold d): *The Project would result in less-than-significant impacts due to the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.*

4. Project Impact(s): Although during extreme fire conditions there still would remain a potential for wildland fires to affect future buildings on site, implementation of the required enhanced construction features provided by the applicable codes and the fuel modification requirements required by SP00333A01 would reduce the site's vulnerability to wildfire to less-than-significant levels. Additionally, with development of the site runoff on the site would be controlled by the Project's proposed drainage system, thereby precluding fire-related flooding impacts downstream, demonstrating that the Project would not cause or be affected by fire-induced landslides. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant. (FEIR at p. 4.21-11)

   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following environmental impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these impacts would be avoided or substantially lessened to a level of less than significant through existing regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program), which is incorporated herein by this reference. Accordingly, the County makes the following findings as to each of the following impacts pursuant to State CEQA Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

A. Biological Resources

Impact: *Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plans.*

Biological Resources Threshold a): *The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, with implementation of Final EIR Mitigation Measures MM 4.4-1, MM 4.4-2, MM 4.4-3, and MM 4.4-6 (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project as described in subsection F.2.2 of the Final EIR would not conflict with the SKR HCP or MSHCP Reserve Assembly requirements, and impacts would

be less than significant. Impacts to 4.01 acres of riparian/riverine resources were previously mitigated in compliance with the previously-approved DBESP for the Project. 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. Project-related lighting and noise have the potential to result in impacts to the MSHCP Conservation Area, representing a conflict with the MSHCP Urban/Wildland Interface requirements. Although surveys conducted for the proposed Project determined that the burrowing owl is absent from the study area, there is nonetheless a potential for the site to become occupied with burrowing owls prior to construction activities, resulting in a potentially significant impact for which mitigation, in the form of pre-construction burrowing owl surveys, would be required. Project impacts due to a potential conflict with the MSHCP would be significant on both a direct and cumulatively-considerable basis. (FEIR at pp. 4.4-33 through 4.4-39 and at pp. F-17 and F-18)

2. Finding: The Mitigation Measures (MM) and County Regulation and Design Requirements (CRDR) outlined below would reduce impacts due to conflicts with approved conservation plans to less-than-significant levels. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

CRDR 4.4-1 states that: Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee.*

CRDR 4.4-1 Implementation Stage: Prior to issuance of grading permits.

CRDR 4.4-1 Monitoring Party: Riverside County Planning Department, Project Applicant.

CRDR 4.4-2 states that: Prior to issuance of grading permits, the Project Applicant shall make payment of fees pursuant to the Stephen's Kangaroo Rat Habitat Conservation Plan and Riverside County Ordinance No. 663, *Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan and Setting Mitigation Fees.*

CRDR 4.4-2 Implementation Stage: Prior to issuance of grading permits.

CRDR 4.4-2 Monitoring Party: Riverside County Planning Department.

CRDR 4.4-3 states that: 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 5A, 5B, 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.

CRDR 4.4-3 Implementation Stage: Prior to the issuance of grading permits.

CRDR 4.4-3 Monitoring Party: Riverside County Department of Building and Safety.

CRDR 4.4-4 states that: 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.

CRDR 4.4-4 Implementation Stage: Prior to the issuance of grading permits.

CRDR 4.4-4 Monitoring Party: Riverside County Department of Building and Safety, U.S. Army Corps of Engineers, CDFW, RWQCB

MM 4.4-1 states that: In the event that nighttime construction is proposed as part of future building permits, then prior to commencement of nighttime construction activities, the Property Owner/Developer shall provide evidence to the County that the Contractor Specifications require that any temporary nighttime lighting installed during construction shall be downward facing and hooded or shielded to prevent security light from spilling outside the staging area or from directly broadcasting security light into the sky, onto adjacent residential properties, or into the open space areas within Planning Areas 5A, 5B, 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 4.4-1 Implementation Stage: Prior to the commencement of activities involving nighttime construction and during nighttime construction activities.

MM 4.4-1 Monitoring Party: Riverside County Building and Safety Department.

MM 4.4-2 states that: 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 5A, 5B, 5C, 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 Leq. In the event that the analysis shows that future site operations would expose the Conservation Areas to noise levels exceeding 65 dBA Leq, the required acoustical analysis shall incorporate recommendations to reduce Project-related operational noise affecting the Conservation Areas to below 65 dBA Leq. Noise attenuation measures may include, but are not necessarily limited to, the incorporation of screen walls or other barriers (such as berms). Construction-related noise shall be prohibited within 200 feet of the MSHCP Conservation Area if a qualified avian biologist detects nesting activity during a nesting bird survey. A nesting bird survey shall be conducted by a qualified avian biologist within no more than 72 hours of scheduled ground disturbance activities, including staging and site preparation, to determine the presence of nesting birds. Construction activity within and adjacent to any occupied sensitive habitat areas must not exceed 65 dBA Leq, or ambient noise levels if higher than 65 dBA Leq, during the breeding season. 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.

MM 4.4-2 Implementation Stage: Prior to 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)

MM 4.4-2 Monitoring Party: Riverside County Planning Department.

MM 4.4-3 States that: In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance or discing, the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.

- Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If active burrowing owl burrows are detected during the breeding season, the onsite biologist will establish buffers around the active

burrows following the recommended guidelines of the MSHCP and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the City in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens. CDFW will be sent written notification within 3 days of detection of burrowing owls, if found. Preconstruction Burrowing Owl breeding bird surveys shall be conducted by a qualified biologist within three days of ground disturbance or vegetation clearance following the recommended guidelines of the MSHCP.

- 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, the qualified biologist and Project Applicant shall coordinate with the County, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

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 4.4-3 Implementation Stage: Prior to issuance of grading permits or other permits

authorizing ground disturbance or discing and prior to ground disturbance and discing

MM 4.4-3 Monitoring Party: Riverside County Planning Department, CDFW, and USFWS.

MM 4.4-6 states that: Prior to issuance of a grading permit affecting areas containing waters of the United States 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. 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.

MM 4.4-6 Implementation Stage: Prior to issuance of grading permits.

MM 4.4-6 Monitoring Party: Environmental Programs Department, U.S. Army Corps of Engineers, CDFW, Santa Ana RWQCB.

4. Rationale: Implementation of Mitigation Measure MM 4.4-6 would ensure that the Project's DBESP and Wildlife Agency Permits are updated to reflect the Project's revised design. With implementation of the required mitigation, the Project would be consistent with Volume I, Section 6.1.2 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 4.4-2 would ensure that measures are incorporated into future potential development plans for the site 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, the Project would be fully consistent with Section 6.1.4 of the MSHCP. Additionally, 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 Project would be fully consistent with all applicable MSHCP requirements, and impacts would be reduced to below a level of significance. (FEIR at pp. 4.4-52, F-17, and F-18)

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

Impact: *Adverse effects, either directly or through habitat modifications, on endangered or threatened species, or on species identified as a candidate, sensitive, or special status species.*

Biological Resources Thresholds b) and c): *The Project would not have a substantial adverse*

effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); or have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Development of the proposed Project would remove habitat for the Coastal California Gnatcatcher (CAGN); however, since the CAGN is a MSHCP Covered Species, the loss of habitat for CAGN would be mitigated to below a level of significance through compliance with the MSHCP. The Project has the potential to result in a significant impact to the CAGN if construction activities were to occur during the nesting season. Additionally, there is a potential for the site to become occupied with burrowing owls prior to construction activities. This is evaluated as a potentially significant impact for which mitigation, in the form of pre-construction burrowing owl surveys, would be required. Potential impacts to the CAGN and burrowing owl would be significant on both a direct and cumulatively-considerable basis. Impacts to other endangered, threatened, sensitive, and/or special-status species would be less than significant. Additionally, the Project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to August 31), and impacts would be significant. (FEIR at pp. 4.4-39 through 4.4-41 and F-18)

   In addition, in October 2018, the Xerces Society for Invertebrate Conservation, Defenders of Wildlife, and Center for Food Safety submitted a petition to the California Fish and Game Commission (CFGC) to list the Crotch's bumble bee (*Bombus crotchii*) as an Endangered Species under the California Endangered Species Act (CESA). The CFCG determined listing of the Crotch's bumble bee "may be warranted" and the species became a candidate for listing on June 12, 2019. However, that listing was legally challenged and candidacy was stayed during much of the ensuing litigation. The CFGC's decision ultimately was upheld and candidacy was reinstated on September 30, 2022. Thus, at the time the Project's DEIR was circulated for public review in June 2022, the Crotch's bumble bee was not considered a candidate for listing. However, as this species is now considered a candidate for listing as Endangered, a supplemental analysis was prepared for the Project site by Noreas. This report is titled, "Renaissance Ranch Project Crotch's Bumble Bee Focused Survey Report" (herein, "CBB Report") is dated October 2025, and is included as Technical Appendix FEIR-2c to

the Project's Final EIR. In summary, the focused survey results indicate that foraging CBB is present within the Project site in a limited capacity, with only one confirmed individual observed and one flyby of a potential CBB individual that was not confirmed, and no evidence of nesting. The observations were isolated and transient in nature, indicating that the Project site is not supporting a resident or breeding population of CBB, but rather is being used opportunistically by bees that are likely colonized off-site in the landscape. CBB is known to be a semi-generalist forager that can occur in any habitat where sufficient preferred flowers are available. It is therefore not uncommon to encounter a few bumble bees on a site with blooming vegetation, even if no colony is present. The Project site's Riversidean sage scrub habitat, particularly in the less-disturbed southwestern portion, likely provided a temporary foraging stop for these bees. (FEIR at p. F-20)

No nest sites were found in the Project's ground disturbance footprint. CBB typically nests underground in abandoned rodent burrows, and the lack of observed colony activity indicates the Project would not directly destroy any known bumble bee nests. The absence of nesting evidence, combined with the low number of individuals observed, indicates that CBB is not established for reproduction within the Project site. Instead, the Project site's role for this species appears to be as occasional foraging habitat. This observation is further supported by the surrounding context where extensive off-site open space, conserved lands, and scrub habitat in the vicinity (particularly the conserved off-site lands and adjacent undeveloped areas that border the Project's eastern boundaries) likely host the actual colonies, with worker or queen bees from those areas sometimes venturing into the Project site for nectar and pollen. (FEIR at p. F-21)

In conclusion, the Project site's disturbance footprint supports a low level of bee activity and focused surveys conducted in 2025 did not identify any resident CBB colonies. The Project's effect on CBB is expected to be minor, limited to the incidental loss of some foraging habitat while providing substantial preservation of foraging habitats within the property, outside the Project's ground disturbance impact footprint. Although survey results indicate limited and transient use and no nesting colonies in the Project's impact footprint, because CBB is a CESA candidate species and is not a covered species under the Western Riverside County MSHCP, an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) would conservatively be required to authorize potential incidental impacts to foraging individuals. (FEIR at p. F-21)

2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce impacts due to adverse effects, either directly or

through habitat modification, on sensitive species to less-than-significant levels. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.4-3 States that: In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance or discing, the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey at all potentially suitable habitat sites within the Project's limits of disturbance within 30 days of the commencement of any ground-disturbing activities at the Project site, as discussed below.

- Pre-Construction Survey: The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 30 days prior to commencement of ground-disturbing activities at the Project site. If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If active burrowing owl burrows are detected during the breeding season, the onsite biologist will establish buffers around the active burrows following the recommended guidelines of the MSHCP and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the City in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens. CDFW will be sent written notification within 3 days of detection of burrowing owls, if found. Preconstruction Burrowing Owl breeding bird surveys shall be conducted by a qualified biologist within three days of ground disturbance or vegetation clearance following the recommended guidelines of the MSHCP.
- 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, the qualified biologist and Project Applicant shall coordinate with the County, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a

Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall instead be implemented.

A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the County of Riverside Planning Department for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and ground disturbance activities.

MM 4.4-3 Implementation Stage: Prior to issuance of grading permits or other permits authorizing ground disturbance or discing and prior to ground disturbance and discing MM 4.4-3 Monitoring Party: Riverside County Planning Department.

MM 4.4-4 states that: Prior to grading or other ground-disturbing activities, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting coastal California gnatcatcher according to United States Fish and Wildlife Service (USFWS) 2019 survey protocol guidelines. Riverside County shall impose conditions of approval on future grading permits requiring focused surveys to be conducted prior to ground disturbance or discing activities. A minimum of three (3) surveys shall be conducted at least one week apart to determine presence/absence of coastal California gnatcatcher. Surveys shall be conducted by the Designated Biologist at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Survey duration shall take into consideration the size of the project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. Written and mapped qualitative descriptions of plant communities (including dominant species and habitat quality) on and adjacent to the area surveyed also shall be provided with survey results to USFWS and California Department of Fish and Wildlife (CDFW) within 45 days

following the field surveys and prior to ground disturbing activities. The results of the focused surveys shall be provided to the Riverside County Environmental Programs Department (EPD), CDFW, and USFWS for review and approval prior to commencement of ground disturbing or discing activities. 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, the habitat has been confirmed to be unoccupied by California gnatcatcher, and the requirements of Mitigation Measure MM 4.4-5 have been completed, then ground disturbance or discing of the occupied areas shall be prohibited between March 1 and August 15. If an active coastal California gnatcatcher nest is located, the nest site shall be fenced with a buffer of a minimum of 500 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, as confirmed by a qualified biologist. If a nest is suspected, but not confirmed, the Designated Biologist shall establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations. If a nest is observed, but thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. 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.

MM 4.4-4 Implementation Stage: Prior to issuance of grading permits or other permits authorizing ground disturbance or discing and prior to ground disturbance and discing MM 4.4-4 Monitoring Party: Riverside County Planning Department.

MM 4.4-5 states that: Prior to the issuance of grading permits, Riverside County shall ensure that the following note is included on the Project's grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

"Vegetation clearing shall be conducted outside of the bird nesting season only if a qualified biologist demonstrates to the satisfaction of the Lead Agency, CDFW, and the USFWS, that all nesting is complete through completion of a Nesting Bird Clearance Survey may vegetation clearing commence. A Nesting Bird Clearance

Survey report shall be submitted to Riverside County for review and approval prior to initiating staging and site preparation.. 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. The Project Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

"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, the CDFW, and the USWFS for mitigation monitoring compliance record keeping. If vegetation removal is not completed within 72 hours of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds."

MM 4.4-7 states that: If at the time of application for grading permits the Crotch's bumble bee (Bombus crotchii; herein, "CBB") has been listed by the California Department of Fish and Wildlife (CDFW) as an "Endangered" species under the California Endangered Species Act (CESA) or remains a candidate for listing, and in the event that at the time of grading permit application the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has not been amended to add the Crotch's bumble bee (Bombus crotchii; herein, "CBB") as a Covered Species and/or if the MSHCP Incidental Take Permit (ITP) has not been amended to provide take coverage for the CBB, then prior to the issuance of grading permits or other permits authorizing ground-disturbing activities on site, the following

measures shall apply.

1. Incidental Take Permit. Prior to issuance of grading permits, the Project Applicant shall secure an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW) for the potential loss of Crotch's bumble bee (Bombus crotchii) nests and individuals. No permits authorizing ground disturbance or grading in Crotch's bumble bee habitat shall be approved by Riverside County until CDFW approves the ITP.
2. Pre-Construction Survey. Prior to and within 72 hours of initial ground-disturbing activities in Crotch's bumble bee habitat (including vegetation clearing, grading, or construction), a qualified biologist with demonstrated experience in bumble bee identification and ecology shall conduct a pre-construction survey for the Crotch's bumble bee within the proposed ground disturbance area and a 50-foot buffer, where accessible. If a nest is identified and avoidance of the nest until after the colony has naturally completed its annual life cycle (typically late fall) is not feasible, the Project Applicant shall notify CDFW and implement actions identified in the ITP regarding active nests.
3. Habitat and Nesting Enhancement in Conserved Open Space. Within the Project site's 61.27 acres of conserved open space (i.e., within Planning Areas 5A, 5B, 5C, and 6) that will be conveyed to the Western Riverside Regional Conservation Authority (RCA), no less than 38 acres shall receive a floral resource boost to enhance Crotch's bumble bee habitat. This represents an approximate 0.5:1 mitigation ratio compared to the approximately 75.15 acres of impacted habitat. The enhancement activities may be phased and shall be specified in the ITP. The floral resource boost requirements shall consist of the following, subject to refinement and adjustment as will be specified in the ITP.
    a. Legumes (Fabaceae) - e.g., lupines and native clovers, which provide high-value pollen (Fabaceae is the top plant family associated with CBB observations). Planting could include annual lupines (Lupinus spp.), deerweed (Acmispon glaber), and California bush lupine or other locally appropriate species.
    b. Mints and Sages (Lamiaceae) - e.g., black sage, purple sage, and other Salvia species. Salvias have been noted as food plants for CBB and offer nectar-rich blooms in spring.
    c. Sunflower Family (Asteraceae) - e.g., native goldenbush (Isocoma menziesii), buckwheats (Eriogonum fasciculatum is in Polygonaceae but often considered with

Asteraceae in function), and asters/daisies (Chaenactis, Helianthus, etc.). Many composite flowers provide accessible nectar/pollen; Chaenactis (dusty maidens) is specifically noted as an example food plant.

d. Milkweeds (Asclepiadaceae/Apocynaceae) - e.g., narrowleaf milkweed (Asclepias fascicularis) or other native milkweeds. Milkweeds bloom in summer and are documented CBB resources.

e. Borages and Phacelias (Boraginaceae/Hydrophyllaceae) - e.g., Phacelia spp., popcorn flower, and related wildflowers. Phacelias are fire-following annuals that produce abundant pollen/nectar and are listed among CBB's food plants.

f. Buckwheats (Polygonaceae) and Others - e.g. California buckwheat (an important summer-fall nectar source in sage scrub) and any appropriate Plumbaginaceae (sea-lavenders) if present.

4. Performance Criteria for Functional Uplift. The CBB habitat enhancement areas shall be managed for the purpose of assuring success. Success will be defined by the following criteria by the end of Year 3 (with adaptive management extending up to Year 5 if needed) as will be further defined in the ITP:

a. Native Floral Cover – Achieve and maintain at least 30% absolute cover by native flowering species across enhancement areas and achieve and maintain over 50% absolute cover by Year 5.

b. Invasive Species Suppression – Reduce and maintain non-native invasive plant cover (e.g., mustards, bromes, thistles) to $\leq$30% absolute cover and reduce and maintain to $\leq$20% absolute cover by Year 5.

c. Seasonal Bloom Continuity – Ensure documented native floral resources are available in at least three distinct seasonal periods (early spring, late spring/summer, late summer/fall) to support all Crotch's bumble bee life stages (queens, workers, males).

d. Floral Diversity – Establish 5-8 native species from key bee-used plant families (Fabaceae, Asteraceae, Lamiaceae, Boraginaceae, Apocynaceae, Polygonaceae).

e. Nesting Substrate Indicators – Maintain and monitor undisturbed areas with natural small mammal burrows, natural debris/leaf litter across the enhancement site to provide suitable nesting and overwintering habitat for Crotch's bumble bee.

f. Monitoring and Adaptive Management. As part of the monitoring and adaptive management for CBB, the following activities shall be conducted:

i. Bi-annual monitoring (spring and late summer) shall be conducted.

ii. If criteria are not met by Year 3, reseeding, invasive control, and supplemental planting shall be implemented, with monitoring extended up to Year 5.

iii. Success shall be reported to CDFW and RCA, with re-engagement if criteria are not achieved.

iv. Maintenance of Habitat in Conserved Open Space. The Project Applicant shall provide an endowment to the RCA for the purpose of maintaining Crotch's bumble bee habitat in the onsite conserved open space area, the amount of which will be specified in the ITP. The RCA will be responsible for long-term maintenance. The endowment shall be limited to the estimated long-term management costs necessary to implement the Crotch's bumble bee habitat enhancement and monitoring measures identified in the ITP. The amount will be based on a task-based cost estimate developed in consultation with CDFW and RCA, ensuring proportionality to the scope of work, with reasonable boundaries established.

5. Habitat Enhancement in Development Areas. Within the Project site's development areas, the Project Applicant shall identify areas where Crotch's bumble bee habitat can be established and perpetually maintained, if anywhere. These areas shall be identified in the ITP and shall be shown on the Project's construction-level landscaping plans to be approved by Riverside County prior to landscape installation. In these areas, herbicide and pesticide use shall be prohibited and maintenance and weeding shall occur by manual methods. Perpetual maintenance shall be assured as will be specified in the ITP.

In the event that the CBB has not been listed as Endangered under the CESA at the time of issuance of grading permits and is no longer a Candidate for listing, then the above-listed requirements in MM 4.4-7 shall not apply. In the event the MSHCP has been amended to include the CBB as a Covered Species and the MSHCP's ITP has been amended to provide take coverage for the CBB, the above-listed requirements would not apply. In such case, the Project shall be subject to all applicable MSHCP requirements related to the CBB that are in effect at that time. If the CBB is later added as a Covered Species under the MSHCP, take authorization would occur under the amended MSHCP ITP, and no separate project-specific ITP would be required.

5. Rationale: 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 requires avoidance of any identified occupied habitat during the nesting season.

Implementation of the required mitigation would reduce impacts to the coastal California gnatcatcher to below a level of significance. In addition, implementation of Mitigation Measure 4.4-3 would ensure that appropriate pre-construction surveys for the burrowing owl are conducted prior to ground disturbing activities, and requires implementation of a Burrowing Owl Management Plan in the event burrowing owls are determined to be present within areas proposed for impact. Implementation of the required mitigation would reduce Project impacts to the burrowing owl to less-than-significant levels. In the event that Project construction activities occur during the nesting season for birds (February 1 to August 31), Mitigation Measure MM 4.4-5 would ensure that appropriate 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.

In the event the MSHCP has not been amended to include the CBB as a Covered Species and the MSHCP's ITP has not been amended to provide take coverage for the CBB, then new Mitigation Measure MM 4.4-7 would apply. Implementation of Mitigation Measure MM 4.4-7 requires the Project Applicant to obtain an ITP; requires pre-construction surveys for the CBB; requires the enhancement of habitat and nesting areas within the Project's proposed 61.27-acres of avoided and enhanced open space areas; specifies performance criteria for proposed CBB habitat enhancement areas that includes monitoring and adaptive management requirements; and requires perpetual maintenance of the CBB habitat areas. The Project Applicant's proposed conservation of approximately 61.27 acres of on-site open space, of which no less than 38 acres would receive targeted habitat enhancements, represents an approximate 0.5:1 acreage ratio compared to the 75.15 acres impacted. The habitat is functionally equivalent to or exceeding 1:1 due to targeted high-quality habitat enhancement, adjacency to impacts, and direct connectivity to conserved lands. This conserved block of habitat, adjacent to Temescal Wash and other open space, would continue to support foraging and potential nesting for bumble bees away from human disturbance. This conservation safeguards that no net loss of habitat function for CBB occurs – the acreage and quality of habitat set aside exceed the habitat value being impacted by the Project, consistent with regional conservation goals. In the event the MSHCP has been amended to include the CBB as a Covered Species and the MSHCP's ITP has been amended to provide take coverage for the CBB at the time of application for grading permits, then the Project instead would be subject to any applicable MSHCP requirements related to the CBB and would not be subject to a Project-specific ITP. In the event the CBB is not listed as an Endangered species at the time of application for grading permits, then no mitigation would be required. Therefore,

with implementation of new Mitigation Measure MM 4.4-7 (if required), potential Project impacts to the CBB would be reduced to less-than-significant levels. Implementation of the required mitigation would reduce Project impacts to nesting birds and to the CBB to below a level of significance. (FEIR at pp. 4.4-52 to 4.4-53 and F-27)

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

Impact: *Substantial adverse effect on riparian habitat or other sensitive natural community.*

Biological Resources Threshold e): *The Project would result in less-than-significant impacts due to a substantial adverse effect on riparian habitat or other sensitive natural community in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would impact 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest, which is a riparian community and is considered a sensitive community under CEQA. However, mitigation credits already have been purchased totaling 13.92 acres of habitat creation and conservation and 9.28 acres of habitat restoration and Arundo donax removal within Bedford Canyon Wash, which would fully mitigate for the loss of 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest. However, due to changes in the Project's description, revisions to the previously-issued Wildlife Agency permits would be required, representing a potentially significant impact. The Project would not result in any other impacts to riparian habitat or sensitive natural communities. (FEIR at pp. 4.4-39 through 4.4-41 and F-18)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts to sensitive riparian communities to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

   MM 4.4-6 states that: Prior to issuance of a grading permit affecting areas containing waters of the United States 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. 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.

MM 4.4-6 Implementation Stage: Prior to issuance of grading permits.

MM 4.4-6 Monitoring Party: Environmental Programs Department, U.S. Army Corps of Engineers, CDFW, Santa Ana RWQCB.

4. Rationale: Implementation of Mitigation Measure MM 4.4-6 would ensure that the Project's previously-issued Wildlife Agency permits are updated to reflect the revised description for the proposed Project. With implementation of the required mitigation and in light of mitigat6ion credits already purchased for impacts to riparian resources at the Project site, Project impacts to riparian habitat and sensitive natural communities would be reduced to below a level of significance. (FEIR at p. 4.4-53 and F-28)

Impact: *Substantial adverse effects on State or federally protected wetlands.*

Biological Resources Threshold f): *The Project would result in less-than-significant impacts due to a substantial adverse effect on State or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would impact 1.10 acres of Corps jurisdiction, of which 0.04-acre consists of jurisdictional wetlands, and 4.01 acres of CDFW jurisdiction, of which 1.83 acres consists of CDFW riparian habitat. Although compensatory mitigation for a majority of these impacts to jurisdictional areas already has been completed in accordance with authorized site jurisdictional permit approvals, the Project would require updates to the previously-issued Wildlife Agency regulatory permits in order to reflect the revised description for the proposed Project. Accordingly, Project impacts due to the need for updated Wildlife Agency permits represent a significant impact prior to mitigation. (FEIR at pp. 4.4-43 to 4.4-44, and F-20 through F-22)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts to State and federally protected wetlands to a less-than-significant level. The Mitigation Measure reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.4-6 states that: Prior to issuance of a grading permit affecting areas containing waters of the United States 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. 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.

MM 4.4-6 Implementation Stage: Prior to issuance of grading permits.

MM 4.4-6 Monitoring Party: Environmental Programs Department, U.S. Army Corps of Engineers, CDFW, Santa Ana RWQCB.

4. Rationale: Implementation of Mitigation Measure MM 4.4-6 would ensure that the previously-issued Wildlife Agency permits are updated to reflect the description of the proposed Project. Implementation of the required mitigation would ensure that Project impacts to State and federally protected wetlands are reduced to a level below significance. (FEIR at pp. 4.4-53 and F-28)

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

B. Cultural Resources

Impact: *Result in the alteration or destruction of a historic site or cause a substantial adverse change of a historical resource.*

Cultural Resources Thresholds a) and b): *The Project would result in less-than-significant impacts due to alteration or destruction of historic sites and adverse changes to the significance of historical resources, as defined in California Code of Regulations, Section 15064.5, with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): Although no significant historical resources, as defined by the California Register of Historic Resources (CRHR) and CEQA, were identified as part of the Project's Cultural Resources Assessment (CRA) on site or within the Project's off-site improvement areas, there is a potential for previously-undiscovered historical resources to occur beneath the surface of areas planned for physical impact (i.e., grading) as part of the Project. Potential impacts to previously-undiscovered historical resources on site or within the off-site improvement areas would be significant on both a direct and cumulatively-considerable basis prior to mitigation. (FEIR at p. 4.5-21)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts on previously-undiscovered historical resources beneath the surface of areas planned for on- and off-site

improvements to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.5-1 states that: (Planning-CUL.1) Artifact Disposition. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied:

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting

Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

MM 4.5-1 Implementation Stage: In the event that previously unidentified archaeological or historical resources are discovered during grading activities.

MM 4.5-1 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

MM 4.5-2 states that:(Planning-CUL.2) CRMP Required. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural

Resource Monitoring Plan shall be developed in 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-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring..

MM 4.5-2 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-2 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Departmen.

MM 4.5-3 states that: (Planning-CUL.3) Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

MM 4.5-3 Implementation Stage: In the event that human remains are discovered during grading activities.

MM 4.5-3 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitors.

MM 4.5-4 states that: (Planning-CUL.4) Native American Monitor Required. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with

the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

MM 4.5-4 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-4 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-5 states that: (Planning-CUL.7)Phase IV Cultural Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work.

MM 4.5-5 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-5 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-6 states that: (Planning-CUL.8) Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other

appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

MM 4.5-6 Implementation Stage: Prior to Grading Permit Final Inspection.

MM 4.5-6 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

CRDR 4.5-1 states that: Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CRDR 4.5-1 Implementation Stage: As required by Government Code Section 6254 (r)

CRDR 4.5-1 Monitoring Party: As required by Government Code Section 6254 (r)

4. Rationale: Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-6 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 Project Archaeologist. With implementation of the required mitigation, impacts would be reduced to less-than-significant levels. (FEIR at p. 4.5-27)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

Impact: *Result in the alteration or destruction of an archeological site or cause a substantial*

adverse change of a historical resource.

Cultural Resources Thresholds c) and d): *The Project would result in less-than-significant impacts to archaeological sites and resources with mitigation incorporated.*

1. Project Impact(s): Based on the results of the Project's CRA, the Project site does not contain any known archaeological sites or resources. Notwithstanding, there is a possibility that previously-undiscovered subsurface archaeological resources may be impacted by development of the Project as proposed. Therefore, Project impacts to previously-undiscovered archaeological resources would be significant prior to mitigation. (FEIR at p. 4.5-21)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts on previously-undiscovered historical resources or archeological sites to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

   MM 4.5-1 states that: (Planning-CUL.1) Artifact Disposition. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

   Historic Resources

   All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation

facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied:

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make

recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

MM 4.5-1 Implementation Stage: In the event that previously unidentified archaeological or historical resources are discovered during grading activities.

MM 4.5-1 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

MM 4.5-2 states that:(Planning-CUL.2) CRMP Required. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in 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-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring..

MM 4.5-2 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-2 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Departmen.

MM 4.5-3 states that: (Planning-CUL.3) Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

MM 4.5-3 Implementation Stage: In the event that human remains are discovered during

grading activities.

MM 4.5-3 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitors.

MM 4.5-4 states that: (Planning-CUL.4) Native American Monitor Required. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

MM 4.5-4 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-4 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-5 states that: (Planning-CUL.7)Phase IV Cultural Monitoring Report. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work.

MM 4.5-5 Implementation Stage: Prior to issuance of grading permits and during

grading activities.

MM 4.5-5 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-6 states that: (Planning-CUL.8) Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

MM 4.5-6 Implementation Stage: Prior to Grading Permit Final Inspection.

MM 4.5-6 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

CRDR 4.5-1 states that: Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CRDR 4.5-1 Implementation Stage: As required by Government Code Section 6254 (r)

CRDR 4.5-1 Monitoring Party: As required by Government Code Section 6254 (r)

4. Rationale: Implementation of 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. (FEIR at p. 4.5-27)

Impact: *Impacts to human remains, including those interred outside of formal cemeteries*

Cultural Resources Threshold e): *The Project would result in less-than-significant impacts to human remains following mitigation.*

1. Project Impacts: The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Notwithstanding, there is the potential for human remains to be discovered during construction activities. Therefore, the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation. (FEIR at p. 4.5-22)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts on previously-undiscovered human remains to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.5-3 states that: (Planning-CUL.3) Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

MM 4.5-3 Implementation Stage: In the event that human remains are discovered during grading activities.

MM 4.5-3 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitors.

CRDR 4.5-1 states that: Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section

6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CRDR 4.5-1 Implementation Stage: As required by Government Code Section 6254 (r)

CRDR 4.5-1 Monitoring Party: As required by Government Code Section 6254 (r)

4. Rationale: Implementation of Mitigation Measure MM 4.5-3 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. (FEIR at p. 4.5-27)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

C. Geology and Soils

Impact: *Subject to rupture of a known earthquake fault or strong seismic ground shaking.*

Geology and Soils Threshold a) and c): *The Project would result in less-than-significant impacts due to substantial adverse effects as a result of strong seismic ground shaking with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The potential for surface fault rupture to occur at the site is considered low. Impacts due to rupture of a known earthquake would therefore be less than significant. However, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. A significant impact could occur if the Project did not comply with the site-specific recommendations of future required geotechnical studies. Therefore, impacts would be potentially significant and mitigation is required to ensure compliance with the site-specific recommendations of required geotechnical studies. (FEIR at p. 4.7-11)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to strong seismic ground shaking to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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 California Building Standards Code (CBSC) and the Riverside County Building Code. With implementation of the required mitigation, impacts due to strong seismic ground shaking would be reduced to less-than-significant levels. (FEIR at p. 4.7-20)

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

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

Geology and Soils Threshold b): *The Project would result in less-than-significant impacts due*

to seismic-related ground failure, including liquefaction, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).

1. Project Impact(s): 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. However, a significant impact due to localized liquefaction hazards could occur if future developments failed to incorporate the site-specific recommendations of the future-required geotechnical studies. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. (FEIR at pp. 4.7-11 to 4.7-12)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to ground failure and liquefaction to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR):*

   MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

   MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

   MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

   CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to

ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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. (FEIR at pp. 4.7-20 and -21)

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

Impact: *Landslide hazards, lateral spreading, collapse hazards, and rockfall hazards.*

Geology and Soils Threshold d.) *The Project would result in less-than-significant impacts due to lateral spreading and collapse hazards with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*\

1. Project Impact(s): 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. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. (FEIR at pp. 4.7-12 and -13)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to lateral spreading, landslide hazards, rockfall hazard, and collapse hazards to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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. (FEIR at p. 4.7-21)

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

Impact: *Unstable geological unit or soil resulting in ground subsidence.*

Geology and Soils Threshold e): *The Project would result in less-than-significant impacts due to a geologic unit or soil that is or would become unstable and that potentially could result in ground subsidence with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): 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. (FEIR at pp. 4.7-13 and -14)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements

(CRDR) outlined below would reduce the Project's potential impacts due to unstable soil resulting in ground subsidence to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR):*

MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

5. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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. (FEIR at p. 4.7-21)

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

these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

Impact: *Geological hazards such as seiches, mudflow, and volcanoes.*

Geology and Soils Threshold f): *The Project would result in less-than-significant impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazards with the incorporation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): 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. However, there is a potential for the Project to result in increased hazards associated with mudflow if the recommendations of future-required geotechnical evaluations are not incorporated into the design of future development. This is evaluated as a potentially significant impact for which mitigation would be required. (FEIR at p. 4.7-14)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to strong seismic ground shaking to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR):*

   MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

   MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

   MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

6. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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. (FEIR at p. 4.7-21)

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

Impact: *Creation of cut or fill slopes greater than 2:1 or higher than 10 feet.*

Geology and Soils Thresholds g) and h): *The Project would result in less-than-significant impacts due to the creation of cut or fill slopes greater than 2:1 or higher than 10 feet with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): 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. (FEIR p. at 4.7-15)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to slope heights exceeding 10 feet to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 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 at a gradient steeper than 2:1 would be grossly stable. Thus, impacts would be less than significant with mitigation incorporated. (FEIR at p. 4.7-21)

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

Impact: *Affecting subsurface sewage disposal systems or soils incapable of adequately supporting septic tanks or alternative disposal systems.*

Geology and Soils Thresholds i) and l): *The Project would result in less-than significant impacts*

due to subsurface sewage disposal systems or soils incapable of supporting use of septic tanks or alternative waste water disposal systems where sewers are not available.

1. Project Impact(s): 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 Water Reclamation Facility. However, based upon the historic and present property use, septic tanks (systems) may exist on the property. (FEIR at p. 4.7-15)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to strong seismic ground shaking to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR):*
   MM 4.7-2 states that: 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).
4. Rationale: 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 Department of Environmental Health (DEH) requirements. Thus, impacts would be less than significant with mitigation incorporated.
   The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein. (FEIR at p. 4.7-21)

Impact: *Risk due to expansive soils.*

Geology and Soils Threshold k): *The Project would result in less-than-significant impacts due to Project location on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), and as a result would not result in substantial risks to life or property, with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): On-site soils have an expansion rating ranging from very low to medium. However, results of expansion testing at finish grades would need to be utilized to confirm

final foundation design. Accordingly 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. This is evaluated as a potentially significant direct impact of the proposed Project for which mitigation would be required. (FEIR at p. 4.7-17)

2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due to potential soil expansion to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.7-1 states that: Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative 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.

MM 4.7-1 Implementation Stage: Prior to approval of any future implementing developments.

MM 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.7-1 states that: The Project is required to comply with the provisions of County Ordinance Nos. 457 and 460. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public, and includes requirements related to erosion. Ordinance No. 460 sets forth soil erosion control requirements and requires preparation and implementation of a wind erosion control plan.

CRDR 4.7-1 Implementation Stage: Prior to issuance of grading or building permits.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: Implementation of Mitigation Measure MM 4.7-1 and CRDR 4.7-1 would ensure that appropriate measures are incorporated into future grading and/or building permit applications to address expansive soils on site. With implementation of the required mitigation, impacts associated with expansive soils would be reduced to less-than-significant levels. (FEIR at p. 4.7-21)

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

D. Greenhouse Gas Emissions

Impact: *Conflicts with a plan, policy, or regulation in place to reduce greenhouse gas emissions.*

Greenhouse Gas Emissions Threshold b): *The Project would result in less-than-significant impacts due to conflicts with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gases with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would be consistent with or otherwise would not conflict with the CARB 2008 Scoping Plan and the CARB 2017 Scoping Plan. However, the Project has the potential to conflict with the Riverside County Climate Action Plan (CAP) Update if the Project were unable to achieve 100 points pursuant to the CAP Screening Tables. (FEIR at pp. 4.8-24 through 4.8-32)
2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts due a conflict with a plan, policy, or regulation to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations sand Design Requirements (CRDR):*

   MM 4.8-1 states that: 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 the Project's 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.

MM 4.8-1 Implementation Phase: 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.

MM 4.8-1 Monitoring Party: Riverside County Planning Department.

MM 4.8-2 states that: 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.

MM 4.8-2 Implementation Phase: Prior to issuance of building permits for Tenant Improvements and prior to final building inspection for Tenant Improvements.

MM 4.8-2 Monitoring Party: Riverside County Building and Safety Department.

4. Rationale: 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, and by ensuring the Project complies with CAP Update measure R2-CE1. Thus, Project impacts due to a potential conflict with the CAP Update would be reduced to less-than-significant levels. (FEIR at p. 4.8-35)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

E. Noise

Impact: *Generation of a substantial temporary or permanent increase in ambient noise levels.*

Noise Threshold c): *The Project would result in less-than-significant impacts due to the generation of substantial temporary or permanent increases in ambient noise levels in the vicinity of the Project in excess of applicable standards with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): During onsite construction activities no individual or cumulative piece of construction equipment would exceed the National Institute for Occupational Safety & Health (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. Although onsite operational noise levels during the daytime would not expose nearby sensitive receptors to noise levels exceeding the identified threshold of significance of 55 dBA Leq, Project nighttime operational activities have the potential to expose nearby sensitive receptors to noise levels exceeding the identified threshold of significance of 45 dBA Leq. Thus, the Project's potential to expose nearby residential receptors to nighttime noise levels exceeding 45 dBA Leq represents a potentially significant direct impact for which mitigation would be required. (FEIR at pp. 4.13-25 through 4.13-36).

2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce impacts arising from Project-related noise increases to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.13-1 states that: 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 all stationary construction equipment shall be surrounded by 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 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 4.13-1 Implementation Stage: Prior to issuance of grading permits or improvement plans for the construction of the off-site water line.

MM 4.13-1 Monitoring Party: Riverside County Building and Safety Department.

MM 4.13-3 states that: 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 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. 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

MM 4.13-3 Implementation Stage: Prior to approval of any future implementing developments on site (i.e., tentative tract maps, plot plans, etc.) and during construction activities.

MM 4.13-3 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.13-1 states that: All construction activities and haul truck deliveries shall adhere to Section 2.i of Riverside County Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.

CRDR 4.7-1 Implementation Stage: During construction activities.

CRDR 4.7-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.13-2 states that: Construction and operation of logistics and/or warehouse/distribution uses on site for buildings that exceed 250,000 s.f. in size shall be subject to compliance with the Riverside County Board of Supervisors' Policy F-3 ("Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses).

CRDR 4.7-1 Implementation Stage: During construction and long-term operational activities.

CRDR 4.7-1 Monitoring Party: Riverside County Planning Department.

4. Rationale: Implementation of Mitigation Measure MM 4.13-1 and CRDRs 4.13-1 and 4.13-2 would ensure that appropriate measures are taken during the construction of the offsite water line within Horsethief Canyon Road to ensure that nearby sensitive receptors are not exposed to construction-related noise levels exceeding 85 dBA Leq. The required mitigation would ensure that appropriate noise barriers are constructed to shield nearby residential uses from construction noise, which can provide a sound reduction 35 dBA or greater. 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). Therefore, with implementation of the required mitigation, Project-related construction noise impacts during construction of the off-site water line would be reduced to less-than-significant levels on both a direct and cumulatively-considerable basis. 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. The required noise impact analyses would evaluate site-specific development components based on the implementing project application materials, and would identify measures, such as screen walls or other barriers (such as berms), to preclude significant operational-related noise impacts affecting residential uses in the surrounding area. With implementation of the required mitigation, Project impacts due to operational noise increases affecting residential sensitive receptors would be reduced to less-

than-significant levels on both a direct and cumulatively-considerable basis. (FEIR at p. 4.13-45)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

Impact: *Ground-borne vibration and ground-borne noise levels.*

Noise Threshold d): *The Project would result in less-than-significant impacts due to the generation of excessive ground-borne vibration or ground-borne noise levels following the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): 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. As planned offsite construction activities have the potential to occur in close proximity to vibration levels from the nearest cumulative development, Project vibration impacts during the construction of the offsite water line would be significant on both a direct and cumulatively-considerable basis. (FEIR at pp. 4.13-38 through 4.13-40)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts arising from ground-borne vibration or noise levels to a less-than-significant level. The Mitigation Measure reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

   MM 4.13-2 states that: 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 4.13-2 Implementation Stage: Prior to the issuance of grading permits and during grading and ground-disturbing activities.

MM 4.13-2 Monitoring Party: Riverside County Planning Department.

4. Rationale: 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. (FEIR at p. 4.13-46)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

F. Paleontological Resources

Impact: *Destruction of a unique Paleontological resource, site, or geological feature.*

Paleontological Resources Threshold a): *The Project would result in less-than-significant impacts to unique paleontological resources, sites, or unique geologic features, with implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): The Project would not impact any known paleontological resources or unique geological features. However, the Project site is underlain by soils and geologic units with a "High" potential for containing unique paleontological resources. Thus, there is a potential for impacts to paleontological resources during Project grading and excavation. (FEIR at pp. 4.14-6 to 4.14-7)
2. Finding: The Mitigation Measure (MM) outlined below would reduce impacts arising from destruction of paleontological resources to a less-than-significant level. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(l)).
3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.14-1 states that: 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 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.

MM 4.14-1 Implementation Stage: Prior to the issuance of grading permits and during grading and ground-disturbing activities.

MM 4.14-1 Monitoring Party: Riverside County Geologist, Riverside County Planning Department.

4. *Rationale:* 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. (FEIR at p. 4.14-8)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted therein.

G. Tribal Cultural Resources

Impact: *Impacts to Tribal Cultural Resources (TCRs).*

Tribal Cultural Resources Threshold a): *The Project would have a less-than-significant-impact on tribal cultural resources with the implementation of mitigation measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and Reporting Program).*

1. Project Impact(s): 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. (FEIR at pp. 4.19-3 through 4.19-6)

2. Finding: The Mitigation Measures (MM) and County Regulations and Design Requirements (CRDR) outlined below would reduce the Project's potential impacts to tribal cultural resources to a less-than-significant level. The Mitigation Measures and CRDRs reflect changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)).

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

MM 4.5-1 states that: 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-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 4.5-1 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-1 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

MM 4.5-2 states that: 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 4.5-2 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-2 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitors.

MM 4.5-3 states that: Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence to Riverside County that the construction site supervisors and crew members involved with grading operations are trained during a mandatory pre-grading meeting by the Project Archaeologist and Native American Monitor to recognize archaeological or historical resources should such resources be unearthed during ground-disturbing construction activities. Training shall include a brief review of cultural sensitivity of the Project and surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols as determined by the County-approved Project Archaeologist. If a suspected archaeological or historical resource is identified on the property, the construction supervisor shall be required by contract to immediately halt and redirect grading operations in a 60-foot radius around the find and seek identification and evaluation of the suspected resource by the Project Archaeologist. This requirement shall be noted on all grading plans and the construction contractor shall be obligated to comply with the note. The Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2

MM 4.5-3 Implementation Stage: Prior to issuance of grading permits and during grading activities.

MM 4.5-3 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitors.

MM 4.5-4 states that: During the original cutting of previously-undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Project Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less

than anticipated.

MM 4.5-4 Implementation Stage: During the original cutting of previously-undisturbed deposits.

MM 4.5-4 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-5 states that: 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, 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 4.5-5 Implementation Stage: In the event that previously unidentified archaeological or historical resources are discovered during grading activities.

MM 4.5-5 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department, Tribal Monitor.

MM 4.5-6 states that: 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 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 4.5-6 Implementation Stage: In the event that cultural or historical material is discovered on the property.

MM 4.5-6 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

MM 4.5-7 states that: 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).

MM 4.5-7 Implementation Stage: Prior to final grading inspection in the event that cultural resources are uncovered during grading activities.

MM 4.5-7 Monitoring Party: Riverside County Archaeologist, Riverside County Planning Department.

MM 4.5-8 states that: 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 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.

MM 4.5-8 Implementation Stage: In the event that human remains are discovered during grading activities.

MM 4.5-8 Monitoring Party: County Archaeologist, Planning Department, NAHC, County Coroner.

CRDR 4.5-1 states that: Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CRDR 4.5-1 Implementation Stage: As required by Government Code Section 6254 (r).

CRDR 4.5-1 Monitoring Party: As required by Government Code Section 6254 (r).

4. Rationale: Implementation of 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. (FEIR at p. 4.19-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the FEIR and the citations noted therein.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following impacts potentially resulting from the adoption of the EIR cannot be fully mitigated and would be only partially avoided or lessened in consideration of existing regulations, Project design features, or mitigation measures specified in Attachment A (*Mitigation Monitoring and Reporting Program*, incorporated by reference into this document). Accordingly, and as further explained below, the County makes the following findings as to each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of another public agency and not the [County]. Such changes have been adopted by such other agency"; or "Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or project alternatives identified in the final EIR." Therefore, a statement of overriding considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and included herein:

A. <u>Agriculture and Forestry Resources</u>

Impact: *Conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance (Farmland).*

Agriculture and Forestry Resources Threshold a): *Implementation of the Project would convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance (Farmland) to non-agricultural use.*

1. <u>Project Impact(s)</u>: The Project site is mapped as containing approximately 80.0 acres of "Farmland of Local Importance." Implementation of the proposed Project would result in direct, permanent impacts to 56.8 acres of "Farmland of Local Importance." Additionally, the remaining 23.2 acres mapped as "Farmland of Local Importance" occurs in areas planned for long-term conservation of natural open space, and thus agricultural use of these areas would be precluded. 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. Impacts would be significant. (FEIR at pp. 4.2-9 and F-7 to F-8)
2. <u>Finding:</u> There are no feasible mitigation measures for impacts associated with converting Farmland to non-agricultural use. Accordingly, a direct and cumulatively-considerable impact due to the conversion of Farmland to non-agricultural use would occur for which no feasible mitigation is available. Thus, impacts would be significant and unavoidable. (FEIR 4.2-9)
3. *<u>Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):</u>*

CRDR 4.2.1 states that: 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.

4. *Rationale:* Mitigation measures are not available for the Project's impacts to approximately 80.0 acres of "Farmland of Local Importance." 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. Furthermore, while 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. Impacts would therefore be significant and unavoidable (FEIR at pp. 4.2-13 to 4.2-14 and F-7 to F-8)

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

B. <u>Air Quality</u>

Impact: *Conflict with or obstruct implementation of applicable air quality plan.*

Air Quality Threshold a): *The Project would result in a direct and cumulatively-considerable impact due to a conflict with or obstruction of the SCAQMD 2016 and 2022 AQMPs.*

1. <u>Project Impact(s)</u>: 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 or the 2022 AQMP. 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. Impacts would be significant. (FEIR at pp. 4.3-19 through 4.3-22, F-8 to F-9, and F-15)

2. <u>Finding:</u> Implementation of the mitigation measures outlined below would reduce the Project's construction-related air quality emissions to below SCAQMD Regional Thresholds; however, 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 or 2022 SCAQMD AQMP. (FEIR at pp. 4.3-20 to -23, F-8 to F-9, and F-15)

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

CRDR 4.3-1 states that: 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.

CRDR 4.3-1 Implementation Stage: During construction activities and long-term building maintenance.

CRDR 4.3-1 Monitoring Party: Riverside County Building and Safety Department.

CRDR 4.3-2 states that: 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.

CRDR 4.3-2 Implementation Stage: During construction activities and during long-term building maintenance.

CRDR 4.3-2 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.

CRDR 4.3-3 states that: The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. In addition to the SCAQMD requirements

listed above, additional SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 431.2 (Low Sulfur Fuel); and Rule 1186 / 1186.1 (Street Sweepers).

CRDR 4.3-3 Implementation Stage: During construction activities and during long-term building maintenance.

CRDR 4.3-3 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.

CRDR 4.3-4 states that: The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

CRDR 4.3-4 Implementation Stage: During construction activities and long-term operations.

CRDR 4.3-4 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.

Mitigation Measure 4.3-1 states that: 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.

MM 4.3-1 Implementation Stage: Prior to issuance of permits for grading or building permits and during construction activities.

MM 4.3-1 Riverside County Department of Building and Safety, Riverside County Sheriff's Department.

Mitigation Measure 4.3-2 states that: 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 4.3-2 Implementation Stage: Prior to issuance of building permits for Tenant Improvements.

MM 4.3-2 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure 4.3-3 states that: 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 4.3-3 Implementation Stage: Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building plans.

MM 4.3-3 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure MM 4.3-4 states that: 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 4.4-4 Implementation Stage: Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building plans.

MM 4.3-4 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure MM 4.3-5 states that: 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 and an appropriate number of charging stations for the on-site equipment shall be accommodated on site. This requirement shall be specified in all future tenant lease agreements for future buildings on the Project site.

MM 4.3-5 Implementation Stage: During long-term site operations.

MM 4.3-5 Monitoring Party: Riverside County Building and Safety Department, Code Enforcement Department.

Mitigation Measure MM 4.3-6 states that: 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 4.3-6 Implementation Stage: During long-term site operation.

MM 4.3-6 Monitoring Party: Riverside County Planning Department.

Mitigation Measure MM 4.3-7 states that: 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 ("HHD") accessing the site use year CARB 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.
- 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.

MM 4.3-7 Implementation Stage: During long-term site operations.

MM 4.3-7 Monitoring Party: Riverside County Planning Department.

4. *Rationale:* 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. As such, the Project would potentially delay the timely attainment of air quality standards and/or the AQMP emission reduction requirements. Thus, Project direct and cumulatively-considerable impacts due to a conflict with or obstruction of the SCAQMD 2016 and 2022 AQMPs would be significant and unavoidable. (FEIR at pp. 4.3-48 to -49)

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

Impact: *Cumulatively-considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.*

Air Quality Threshold b): *The Project would result in a cumulatively considerable net increase of criteria pollutants (ROGs and NO_X) for which the region is non-attainment under the applicable federal and State ambient air quality standards.*

1. Project Impact(s): 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. 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 (FEIR at pp. 4.3-23 through 4.3-28).

2. Finding: The County Regulations and Design Requirements (CRDR) and Mitigation Measures (MM) would reduce the Project's construction- and operation-related emissions. 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. 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. The Project's long term operational-related emissions of ROG and NO_X would result in a significant and unavoidable direct and cumulatively-considerable impact. (FEIR at pp. 4.3-49 to 4.3-51)

3. *Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):*

CRDR 4.3-1 states that: 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.

CRDR 4.3-1: Implementation Stage: During construction activities and long-term building maintenance.

CRDR 4.3-1 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.

CRDR 4.3-2 states that: 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.

CRDR 4.3-2 Implementation Stage: During construction activities and during long-term building maintenance.

CRDR 4.3-2 Monitoring Party: Riverside County Building and Safety Department, SCAQMD.

CRDR 4.3-3 states that: The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. In addition to the SCAQMD requirements listed above, additional SCAQMD Rules that are currently applicable during construction

activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 431.2 (Low Sulfur Fuel); and Rule 1186 / 1186.1 (Street Sweepers).

CRDR 4.3-3 Implementation Stage: During construction activities and during long-term building maintenance.

CRDR 4.3-3 Monitoring Party: SCAQMD.

CRDR 4.3-4 states that: The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

CRDR 4.3-4 Implementation Stage: During construction activities and long-term operations.

CRDR 4.3-4 Monitoring Party: /Riverside County Building and Safety Department, SCAQMD.

Mitigation Measure 4.3-1 states that: 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:
    - I. 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.
    - J. All excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be CARB Tier 3 Certified engines or better.
    - K. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.
    - L. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with

manufacturers' standards.

M. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.

N. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

O. 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.

P. 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.

MM 4.3-1 Implementation Stage: Prior to the issuance of permits for blasting activities.

MM 4.3-1 Monitoring Party: Riverside County Department of Building and Safety, Riverside County Sheriff's Department.

Mitigation Measure 4.3-2 states that: 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 4.3-2 Implementation Stage: Prior to issuance of building permits for Tenant Improvements.

MM 4.3-2 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure 4.3-3 states that: 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 4.3-3 Implementation Stage: Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building plans.

MM 4.3-3 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure MM 4.3-4 states that: 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 4.4-4 Implementation Stage: Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building plans.

MM 4.3-4 Monitoring Party: Riverside County Building and Safety Department.

Mitigation Measure MM 4.3-5 states that: 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 and an appropriate numbers of charging stations for the on-site equipment shall be accommodated on site. This requirement shall be specified in all future tenant lease agreements for future buildings on the Project site.

MM 4.3-5 Implementation Stage: During long-term site operations.

MM 4.3-5 Monitoring Party: Project Applicant, Successors in Interest/Riverside County Building and Safety Department, Code Enforcement Department.

Mitigation Measure MM 4.3-6 states that: 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 4.3-6 Implementation Stage: During long-term site operation.

MM 4.3-6 Monitoring Party: Riverside County Planning Department.

Mitigation Measure MM 4.3-7 states that: 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 ("HHD") accessing the site use year CARB 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.
- 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.

MM 4.3-7 Implementation Stage: During long-term site operations.

MM 4.3-7 Monitoring Party: Riverside County Planning Department.

4. *Rationale:* With adherence to Mitigation Measures MM 4.3-1 and 4.3-2, criteria pollutant emissions generated during construction of the proposed Project would not result in a cumulatively-considerable net increase of a criteria pollutant. However, implementation of mitigation measures MM 4.3-3 through MM 4.3-7 would not reduce operational emissions of ROGs and NO_X 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. 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 for which additional mitigation is not available. (FEIR at pp. 4.3-49 to 4.3-50)

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

C. <u>Transportation</u>

Impact: *Consistency with CEQA Guidelines section 15064.3, subdivision (b).*

Transportation Threshold b): *Implementation of the Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).*

1. <u>Project Impact(s)</u>: For the Project's light industrial and business park uses, the Existing Plus Project generated Vehicle Miles Traveled (VMT) per employee is 22.76, which would exceed the County's adopted threshold of 14.24 by approximately 60 percent. (FEIR at pp. 4.18-14 through 4.18-16)
2. <u>Finding:</u> The Mitigation Measures (MM) outlined below would reduce the Project's impacts due to VMT. The Mitigation Measures reflect changes or alterations that the County has required or incorporated into the Project that would lessen the potentially significant impact as identified in the FEIR (CEQA Guidelines §15091(a)(l)). Regardless, impacts would remain significant and unavoidable.
3. *<u>Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):</u>*

   MM 4.18-1 states that: 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, Calendula Street 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 4.18-1 Implementation Stage: Prior to approval of future implementing projects (i.e., plot plans, conditional use permits, etc.).

MM 4.18-1 Monitoring Party: Riverside County Transportation Department, Riverside County Planning Department.

MM 4.18-2 states that: All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this mitigation measure. The developer and all successors shall maintain records demonstrating compliance with these requirements, which shall be made available to Riverside County staff upon request.

MM 4.18-2 Implementation Stage: During long-term operations.

MM 4.18-2 Monitoring Party: Riverside County Planning Department.

4. *Rationale:* 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 also is 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. (FEIR at 4.18-24)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has considered, consistent with

CEQA's requirements, the impacts of the Project together with all other past, present, and probable future projects producing related or cumulative impacts within the affected area for each resource area, and finds that:

A. <u>Aesthetics Cumulative Impacts.</u>

Cumulative Impact Finding: Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

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 SP00333A01, 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. (FEIR at p. 4.1-15)

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; thus, impacts would be less-than-cumulatively considerable. 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, 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 SP00333A01 zoning ordinance as well as all applicable Riverside County ordinances governing scenic quality, and a cumulatively-considerable impact would therefore not occur. (FEIR at pp. 4.1-15 to 4.1-16)

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 SP00333A01 lighting design guidelines 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. (FEIR at p 4.1-16)

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

B. <u>Agriculture and Forestry Resources</u>

Cumulative Impact Finding: Cumulatively Considerable

The Project site contains Farmland as defined by 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) also could result in the conversion of Farmland to non-agricultural use. The Project and other cumulative developments would contribute to the on-going loss of "Important Farmlands" within the County. Accordingly, Project impacts to Farmland would be cumulatively considerable. There are no feasible mitigation measures available to reduce cumulative impacts (FEIR at pp. 4.2-11 through 4.2-13).

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. Additionally, there are no lands subject to other agricultural uses within the Project vicinity. 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. (FEIR at p. 4.2-12)

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. (FEIR 4.2-12)

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. (FEIR at p. 4.2-12)

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. (FEIR at p. 4.2-12)

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

C. <u>Air Quality Cumulative Impacts</u>

Cumulative Impact Finding: Cumulatively Considerable.

Based on the level of air quality emissions anticipated for the proposed Project, the Project would conflict with the SCAQMD AQMP even with the implementation of mitigation measures. 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 SCAQMD AQMP would be cumulatively considerable. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce construction-related emissions to below the SCAQMD Regional Thresholds, and thus would result in less-than-significant impacts on a cumulatively-considerable basis. However, implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7 would not reduce the Project's operational emissions to below SCAQMD Regional Thresholds. Thus, the Project's cumulatively-considerable impacts due to a conflict with the SCAQMD AQMP would be significant and unavoidable. (FEIR at pp. 4.3-42 and 4.3-48)

Project construction-source NO_X and CO 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, but would be reduced to less-than-significant levels with implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2. 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. Implementation of Mitigation Measures MM 4.3-3 through MM 4.3-7 would reduce the Project's level of operational emissions, but would not reduce operational emissions to below SCAQMD Regional Thresholds for NO_X or ROG, resulting in significant and unavoidable cumulatively-considerable impacts. (FEIR at pp. 4.3-42 through 4.3-43 and 4.3-48)

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." Accordingly, the Project's localized air quality emissions during both construction and long-term operation would be less than significant on a cumulatively-considerable basis. (FEIR at p. 4.3-43)

The 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. (FEIR at p. 4.3-44)

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

D. <u>Biological Resources Cumulative Impacts</u>

Cumulative Impact Finding: Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

With mandatory payment of fees pursuant to Riverside County Ordinance No. 663, the Project would not conflict with the SKR HCP. Other developments within the cumulative study area also would be required to contribute fees towards the SKR HCP pursuant to Ordinance No. 663 or the implementing ordinances of cities within the cumulative study area; thus, Project impacts due to a conflict with the SKR HCP would be less than significant on a cumulatively-considerable

basis. With respect to the MSHCP, the Project would preserve as open space areas identified by the MSHCP for long-term conservation. As such, the Project would not conflict with the MSHCP Reserve Assembly requirements, and cumulatively-considerable impacts would be less than significant. Additionally, although the Project would permanently impact 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest, mitigation credits already have been purchased totaling 13.92 acres of habitat creation and conservation and 9.28 acres of habitat restoration and *Arundo donax* removal within Bedford Canyon Wash, which fully mitigates for the loss of 1.83 acres of MSHCP riparian habitat, including 0.88-acre of Cottonwood Forest; thus, cumulatively-considerable impacts to MSHCP riparian/riverine resources would be less than significant because mitigation for these impacts already has occurred. The Project site does not contain any narrow endemic plant species; thus, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with Volume I, Section 6.1.3 of the MSHCP. However, the Project has the potential to result in indirect noise and lighting impacts to MSHCP conservation areas, and also may result in potential impacts to burrowing owls if the site becomes occupied prior to the commencement of construction. 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 Project would be fully consistent with all applicable MSHCP requirements, and cumulatively-considerable impacts would be reduced to below a level of significance. (FEIR at pp. 4.4-45 to 4.4-52 and F-16 through F-18)

The Project has the potential to result in a significant impact to the CAGN if construction activities were to occur during the nesting season. Additionally, the Project has the potential to impact the burrowing owl if the site were to become occupied with burrowing owls prior to construction activities. As other cumulative developments also have the potential to impact CAGN and/or the burrowing owl during the nesting season, Project impacts would be cumulatively considerable. Furthermore, the Project has the potential to impact active bird nests

if vegetation is removed during the nesting season (February 1 to August 31). As other cumulative developments also have the potential to result in impacts to nesting birds, Project impacts to nesting birds would be cumulatively-considerable prior to mitigation. Implementation of Mitigation Measure MM 4.4-4 would ensure that appropriate pre-construction surveys are conducted for the California gnatcatcher, and appropriate buffers for any individuals identified. Implementation of Mitigation Measures MM 4.4-3 and MM 4.4-5 would ensure that appropriate pre-construction surveys are conducted for burrowing owl and nesting birds, and would ensure the implementation of appropriate measures to ensure impacts are reduced to less-than-significant levels. Cumulative impacts would be reduced to a level below significance with implementation of the identified mitigation measures. (FEIR at p. 4.4-45, 4.4-52, F-18, and F-27)

The Study Area does not contain any wildlife nursery sites; thus, cumulatively-considerable impacts to wildlife nursery sites would not occur. Additionally, the Project would conserve 62.1 acres of the site as permanent open space, which would implement the MSHCP conservation objectives for the site. Due to the limited size of the Project impacts on these areas and the limited potential for wildlife movement from the adjacent residential development, these impacts would only have an impact on local wildlife movement and would not represent a significant impact to wildlife movement with mitigation afforded by the MSHCP. As such, Project impacts to wildlife movement corridors would be less than significant on a cumulatively-considerable basis. (FEIR at p. 4.4-46, F-18 to F-19, and F-27)

The Project would permanently impact 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest, which is a riparian community and is considered a sensitive community under CEQA. Mitigation credits already have been purchased totaling 13.92 acres of habitat creation and conservation and 9.28 acres of habitat restoration and Arundo donax removal within Bedford Canyon Wash, which fully mitigates for the loss of 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest. As such, the Project's impacts to 1.83 acres of riparian habitat, including 0.88-acre of Cottonwood Forest would be less than significant on a cumulatively-considerable basis because mitigation for these impacts already has occurred. (FEIR at pp. 4.4-46, F-19 to F-20, and F-28)

The Project would permanently impact 1.10 acres of potential Corps jurisdiction (inclusive of 0.04-acre of wetlands), 1.95 acres of RWQCB jurisdiction (inclusive of 0.04-acre of wetlands), and 4.01 acres of CDFW jurisdiction (inclusive of 1.83 acres of riparian habitat). However, mitigation for impacts to jurisdictional waters and wetlands previously was acquired from the Riverside-Corona Resource Conservation District at their Lee Lake Preserve, which consisted of 13.92 acres of habitat creation and conservation and 9.28 acres of habitat restoration and *Arundo*

donax removal within Bedford Canyon Wash. The previously-acquired mitigation credits are more than adequate to compensate for Project impacts to State- and federally-protected wetlands, including non-wetland resources that are considered jurisdictional by the Corps, RWQCB, and/or CDFW. However, regulatory permits and agreements from the Corps, the CDFW, and the Regional Board would need to be updated to reflect the revised description for the proposed Project. Implementation of Mitigation Measure MM 4.4-6 would ensure that the permits are updated accordingly, and would reduce potential cumulatively-considerable impacts to 1.10 acres of potential Corps jurisdiction (inclusive of 0.04-acre of wetlands), 1.95 acres of RWQCB jurisdiction (inclusive of 0.04-acre of wetlands), and 4.01 acres of CDFW jurisdiction (inclusive of 1.83 acres of riparian habitat) to below a level of significance. (FEIR at pp. 4.4-46 to 4.4-53, F-20 to F22, and F-28)

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 (Regulating the Removal of Trees). However, the Project site does not contain any oak trees that would be subject to the County's Oak Tree Management Guidelines, and Riverside County Ordinance No. 559 applies only to properties located above 5,000 feet amsl. Accordingly, Project impacts due to a conflict with local policies or ordinances protecting biological resources would be less-than-cumulatively considerable. (FEIR at 4.4-47)

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

E. <u>Cultural Resources Cumulative Impacts</u>

Cumulative Impact Finding: Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

The investigation of RIV-11,586 and RIV-11,587 determined that these sites are not significant and are ineligible for listing on the CRHR. There are no other known historical resources present on the Project site. However, there is a possibility that subsurface historical resources may be impacted by development of the Project as proposed. Other developments envisioned with buildout of the Riverside County General Plan and the general plans of cities within the County also have the potential to result in impacts to historical sites or resources, including sites or resources that may be buried beneath the ground surface. As such, the Project's potential impacts to previously-undiscovered historical resources on the Project site would be cumulatively considerable prior to mitigation. Implementation of Mitigation Measures MM 4.5-1 through MM 4.5-7 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 Project Archaeologist. Impacts would be reduced to less than cumulatively considerable. (FEIR at p. 4.5-22 to 4.5-23)

No potentially significant archaeological resources or sites were identified within the Project site. As such, the Project would not result in any cumulatively-considerable impacts to previously identified archaeological resources or sites. However, there is a possibility that previously-undiscovered subsurface archaeological resources may be impacted by development of the Project as proposed. Other cumulative developments resulting from buildout of the Riverside County General Plan and the general plans of cities within the County also have the potential to result in impacts to archaeological sites or resources, including sites or resources that may be buried beneath the ground surface. As such, the Project's potential impacts to previously-undiscovered archaeological sites or resources would be cumulatively considerable prior to mitigation. 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, and cumulatively-considerable impacts would be reduced to less-than-significant levels (FEIR at pp.4.5-23 and 4.5-27)

Although the Project would be subject to compliance with the provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq., there is a potential that buried human remains could be uncovered during construction of the proposed Project. Other cumulative developments similarly would have the potential to uncover buried human remains. Accordingly, the Project's potential impacts to human remains would be cumulatively considerable prior to mitigation. 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. cumulative impacts would be reduced to less-than-significant levels (FEIR at pp.4.5-23 and 4.5-27)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted therein.

F. <u>Energy Cumulative Impacts</u>

Cumulative Impact Finding: Not Cumulatively Considerable

There are no components of the proposed Project that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. Although it is possible other cumulative developments could result in the wasteful, inefficient, or unnecessary consumption of energy resources, the Project's projected energy demand during operations would be less-than-

cumulatively considerable with mandatory compliance with applicable regulations. (FEIR at p. 4.6-25)

The Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with or obstruction of such plans. (FEIR at p. 4.6-25)

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

G. <u>Geology and Soils Cumulative Impacts</u>

Cumulative Impact Finding: Not Cumulatively Considerable

With exception of erosion hazards, potential geologic and soils effects are inherently restricted to the areas proposed for development and would not contribute to cumulative impacts associated with other existing, planned, or proposed development. That is, thresholds including fault rupture, seismic ground shaking, liquefaction, landslides, expansive soils, and other geologic hazards would involve effects to (and not from) the proposed Project, and are specific to on-site conditions. Accordingly, addressing these potential hazards for the proposed development would involve using measures to conform to existing requirements, and/or site-specific design and construction efforts that have no relationship to, or impact on, off-site areas. Because of the site-specific nature of these potential hazards and the measures to address them, there would be no connection to similar potential issues or cumulative effects to or from other properties. Cumulatively-considerable impacts would be less-than-significant. (FEIR at p. 4.7-17)

During both near-term construction and long-term operation, measures would be incorporated into the Project's design to ensure that significant erosion hazards do not occur. Other developments within the cumulative study area would be required to comply with similar requirements, such as the need to obtain an NPDES permit and mandatory compliance with the resulting SWPPPs. All projects in the cumulative study area also would be required to demonstrate that measures have been incorporated to ensure that development does not result in substantial increases in the amount or rate of runoff under long-term operating conditions, which could in turn increase soil erosion. Further, all projects in the cumulative study area also would be required to comply with Riverside County Ordinance Nos. 457 and 460, as well as SCAQMD Rule 403, which would preclude water- and wind-related erosion hazards during construction. Therefore, because the Project would result in less-than-significant erosion impacts, and because other projects within the cumulative study area would be subject to similar requirements to control erosion hazards during construction and long-term operation, cumulatively-considerable impacts associated with wind and water erosion hazards would be less-than-significant. (FEIR at

p. 4.7-17)

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

H. Greenhouse Gas Emissions Cumulative Impacts

Cumulative Impact Finding: Cumulatively considerable.

There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly or indirectly affect the global climate. As such, Project impacts due to GHG emissions are inherently cumulative in nature. (FEIR at p. 4.8-32)

The Project would result in approximately 23,826.89 $MTCO_2e/yr$; thus, the proposed Project would exceed the County's screening threshold of 3,000 $MTCO_2e/year$. If the Project were to fail to achieve 100 points pursuant to the CAP Screening Tables, Project-related GHG emissions would have the potential to result in a significant cumulatively-considerable impact on the environment. 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 implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables, and by requiring the Project to offset energy demands through renewable energy production. Notwithstanding, and in an effort to provide a conservative evaluation of the Project's impacts, because the Project's GHG emissions would exceed the County's screening threshold by a large margin, cumulatively-considerable impacts due to GHG emissions would be significant and unavoidable. (FEIR at pp. 4.8-32 and F-33

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. This is evaluated as a cumulatively-considerable impact of the proposed Project. 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 implementing building permit applications have incorporated measures to achieve a minimum of 100 points pursuant to the CAP Update Screening Tables, and by requiring the Project to offset energy demands through renewable energy production. Cumulatively considerable impacts would be reduced to less-than-significant levels. (FEIR at pp. 4.8-32 and F-34)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

I. Hazards and Hazardous Materials Cumulative Impacts

Cumulative Impact Finding: Not cumulatively considerable.

The Project site does not contain any RECs under existing conditions. As such, the Project would not result in any cumulatively-considerable impacts due to existing site contamination. With respect to construction activities, the Project would be subject to compliance with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the EPA and DTSC, as well as the Santa Ana RWQCB pertaining to water quality. Other cumulative developments similarly would be subject to applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. As such, cumulatively-considerable impacts would be less than significant. Similarly, under long-term operating conditions, future businesses on site that involve the storage or use of hazardous materials or substances would be subject to applicable federal, State, and local requirements related to hazardous materials. Other businesses within the Project's cumulative study area similarly would be required to comply with applicable federal, State, and local requirements related to hazardous materials. With mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651.5 (or the applicable ordinances of other local agencies), potential hazardous materials impacts associated with long-term operation of the Project are determined to be less-than-cumulatively considerable. (FEIR at p. 4.9-15)

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Additionally, there are no emergency response plans or emergency evacuation plans in effect in the local area, and the Project construction activities are not anticipated to adversely affect operations of existing local roadways in the area, including Horsethief Canyon Road. Moreover, the Project would construct Street A through the Project site, which would serve to improve emergency access in the local area. Thus, there is no potential for the Project to contribute to any cumulative impacts associated with an adopted emergency response plan or emergency evacuation plan. (FEIR at p. 4.9-15)

The nearest school the Project site is the Luiseño Elementary School, located approximately 0.1 mile south of the Project site. It is possible that other businesses could be proposed in the future within close proximity to this school, and thereby could result in hazardous emissions or hazardous or acutely hazardous materials, substances, or waste. However, the Project and other cumulative developments would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. Although Project impacts

would be less than significant with compliance to applicable federal, State, and local regulations, Mitigation Measure MM4.9-2 is specified to ensure regulatory compliance, which requires the Project Applicant to provide a Hazardous Materials Business Emergency Plan (HMBEP) (if required by law) to the Superintendent's Office and Facilities and Operations Office of the LEUSD. Other cumulative developments likewise would be required to prepare a HMBEP (as required by law). With implementation of the required mitigation (which merely requires compliance with applicable regulations and requirements), hazardous materials impacts to the nearby schools would be less than significant. (FEIR at p. 4.9-15)

The Project site is not located on the list of hazardous materials sites compiled pursuant to Government Code § 65962.5; therefore, the Project has no potential to contribute to substantial, cumulative effects related to the development of contaminated sites listed on regulatory databases. (FEIR at p. 4.9-15)

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. Additionally, there are no private airstrips in the Project vicinity. The nearest private airport facility is the Skylark Airport, located approximately 8.8 miles southeast of the Project site within the City of Lake Elsinore. Accordingly, the Project would not result in any cumulatively-considerable impacts associated with public or private airport-related hazards. (FEIR at p. 4.9-15)

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

J. <u>Hydrology and Water Quality Cumulative Impacts</u>

Cumulative Impact Finding: Not Cumulatively Considerable

The Project would result in less-than-significant impacts to surface and groundwater quality during construction because the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Other cumulative developments within the cumulative study area also would be required to comply with the NPDES Municipal Stormwater Permit and would be required to implement BMPs during construction activities to preclude water quality impacts that could impair downstream waters or groundwater. As such, construction-related water quality impacts,

as well as impacts due to a conflict with the Santa Ana Region Basin Plan and the Elsinore Basin Groundwater Management Plan, would be less-than-cumulatively considerable. With respect to long-term impacts to water quality, the Project's proposed storm drain system would be designed to route first flush runoff to landscaped areas and a series of extended detention basins. The extended detention basins would be designed to detain runoff and provide water quality treatment, and would reduce pollutants of concern in runoff leaving the Project site, such as bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease. Other cumulative developments would similarly be required to incorporate BMPs to treat water quality pollutants of concern. Accordingly, the Project's impacts would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.10-20 and 4.10-21)

Although extensive grading would be required to implement the proposed Project, grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff continuing to flow in a generally northeasterly direction towards the Temescal Wash, either directly or via existing culverts beneath I-15. As such, the Project would not substantially alter the existing drainage pattern of the Project site or surrounding areas, and impacts would be less than significant on a cumulatively-considerable basis. The proposed extended detention basins would reduce the total peak flows from the Project site as compared to existing conditions. As such, implementation of the proposed Project would not result in the alteration of the existing alignment of the Temescal Wash or any other downstream receiving waters on either a direct or cumulatively-considerable basis. Additionally, because the Project would result in a decrease in peak runoff from the Project site, the Project would not contribute runoff water that could exceed the capacity of existing or planned stormwater drainage systems, and cumulatively-considerable impacts would not occur. (FEIR at p. 4.10-21)

Because the Project would result in a reduction in peak flows, the Project would not cumulatively contribute to increased flood hazards off site. Cumulatively-considerable impacts associated with off-site flood hazards would be less than significant. Areas proposed for development with light industrial and business park uses in areas that are not subject to inundation during the 1% annual chance flood. As such, the Project would not impede or redirect flood flows, and cumulatively-considerable impacts would not occur. (FEIR at p. 4.10-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted therein.

K. <u>Land Use and Planning Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

With approval of the Project's GPA, the proposed Project would not conflict with any of the policies included in the General Plan or EAP and would not conflict with the SCAG 2020-2045 RTP/SCS. Other developments within the western Riverside County region similarly would be required to demonstrate compliance with applicable General Plan and RTP/SCS policies. Thus, the Project's impacts due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less-than-cumulatively considerable. (FEIR at p. 4.11-23)

The Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). As such, cumulatively-considerable impacts would not occur. (FEIR at p. 4.11-23)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted therein.

L. <u>Mineral Resources Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

As mapped by the CDC, the Project site is classified as MRZ-3 and contains no known mineral resource deposits. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a known mineral resource that would be of value to the region or residents of the State. No cumulatively-considerable impacts would occur. (FEIR at p. 4.12-4)

Riverside County's General Plan, EAP, and the adopted SP00333 do not designate the Project site or surrounding areas as a mineral resource recovery site, and there are no other land use plans that identify the site or surrounding areas for containing mineral resources. As such, the Project has no potential to result in cumulatively-considerable impacts due to the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No cumulatively-considerable impacts would occur. (FEIR at p. 4.12-4)

There are no lands in the Project vicinity that include State classified or designated areas for mineral resources, and there are no existing surface mines in the Project vicinity. As such, no cumulatively-considerable impacts to State classified or designated areas or existing surface mines would occur. (FEIR at p. 4.12-4)

There are no known proposed, existing, or abandoned quarries or mines in the Project vicinity. As such, the Project has no potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no cumulatively-considerable impacts would occur. (FEIR at p. 4.12-5)

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

M. <u>Noise Cumulative Impacts</u>

Cumulative Impact Finding: Less-than-cumulatively considerable after the implementation of Mitigation Measures and County Regulations and Design Requirements.

The Project site is located outside of areas that would be subject to airport-related noise in excess of 55 dBA. There are no components of the proposed Project that would cause or contribute to increased airport-related noise in the area. As such, impacts would be less-than-cumulatively considerable.. (FEIR at pp. 4.13-38 to 4.13-39)

Construction activities associated with the proposed Project and other construction projects in the area may overlap, resulting in construction noise in the area. However, construction noise impacts primarily affect the areas immediately adjacent to the construction site. Cumulative development in the vicinity of the Project site could result in elevated construction noise levels at sensitive receptors in the Project area. There is only one known cumulative development within close proximity to the Project site that could be under construction simultaneous with Project construction activities. The Project's peak construction noise levels onsite would be 71.5 dBA at the nearest sensitive receptors. Even when combined with construction noise associated with the cumulative development to the west of the Project site, the total noise levels affecting nearby sensitive receptors would not exceed 85 dBA Leq. Thus, cumulatively-considerable onsite construction noise impacts would be less than significant. (FEIR at pp. 4.13-39)

Project-related off-site construction activities during the construction of the planned offsite water line would expose the nearest sensitive receptor to noise levels up to 92.2 dBA, which would exceed the identified threshold of significance of 85 dBA Leq. The planned offsite improvements would occur in close proximity to the cumulative development project located west of the Project site. As such, there is a potential that Project-related offsite construction noise could combine with construction noise from the nearest cumulative development, thereby exposing sensitive receptors to noise levels exceeding 92.2 dBA. This is evaluated as a significant impact on a cumulatively-considerable basis. Implementation of Mitigation Measures MM 4.13-1 and MM 4.13-3 would reduce these cumulative impacts to less than cumulatively considerable levels. (FEIR at p. 4.13-39)

Under Horizon Year (2040) conditions with the addition of traffic from the Project and other cumulative developments, no roadway segment would generate an increase of noise beyond the FICON significance standards in any scenario. Thus, Project operational-related traffic noise impacts would be less than significant on a cumulatively-considerable basis. (FEIR at p. 4.13-

39)

Although the Project would not surpass the daytime noise standard at any nearby sensitive receptors, Project nighttime operations would exceed the County nighttime noise standard at all noise sensitive receptors located directly adjacent to the western and southern Project site boundaries, and along the north side of Planning Area 1 of proposed SP 333A1. The only cumulative development within the Project's immediate vicinity consists of a proposed residential development to the west of Horsethief Canyon Road and south of and adjacent to I-15. Additionally, land uses surrounding the Project site primarily consist of residential developments. Residential developments are not associated with high levels of operational noise, and thus would not cumulatively contribute to the Project's anticipated operational noise effects. Accordingly, although the Project would result in a significant direct impact due to nighttime operational noise, Project operational noise impacts would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.13-39 to 4.13-40)

Project-related onsite construction vibration levels would be approximately 0.0064 inch per second PPV RMS, which would be far below the identified threshold of significance of 0.01. Additionally, and as noted above for construction noise, there is only one known cumulative development within close proximity to the Project site that could be under construction simultaneous with Project construction activities. This cumulative project consists of a proposed residential development located immediately west of the Project site, on the west side of Horsethief Canyon Road and south of and abutting I-15. Due to the distance between anticipated onsite construction activities and the nearest cumulative development, it is unlikely that Project construction-related vibration levels would combine with vibration levels from cumulative developments such that the threshold of significance would be exceeded at the nearby sensitive receptors. As such, Project-related vibration impacts associated with onsite construction activities would be less than significant on a cumulatively-considerable basis. During construction of the planned offsite water line, Project construction activities would expose the nearest sensitive receptor to vibration levels up to 0.147 inch per second PPV RMS, which would exceed the identified threshold of significance of 0.01. The planned offsite improvements would occur in close proximity to the cumulative development project located west of the Project site. As such, there is a potential that Project-related offsite construction vibration could combine with construction vibration from the nearest cumulative development, thereby exposing sensitive receptors to vibration levels exceeding 0.147 inch per second PPV RMS. This is evaluated as a significant impact on a cumulatively-considerable basis. Implementation of Mitigation Measure MM 4.13-2 would reduce cumulative impacts to less than significant levels. (FEIR at p. 4.13-40)

With respect to operational vibration-related impacts, the Project would not result in vibration levels exceeding 0.006 PPV at a distance of 50 feet, and would not exceed the identified threshold of significance. Areas surrounding the Project site primarily consist of existing and planned residential developments, and there are no uses surrounding the Project site capable of producing substantial amounts of operational-related vibration. As such, Project operational vibration impacts would be less than significant on a cumulatively-considerable basis. (FEIR at p. 4.13-40)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

N. <u>Paleontological Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable after the incorporation of Mitigation Measures and Applicable County Regulations and Design Requirements.

The Project site is mapped as containing geological formations that have a "High" sensitivity for containing paleontological resources, and the Project has the potential to directly impact unique paleontological resources that may be present on the Project site. Other developments within the region occurring on soils/geologic units with a "High" potential for containing paleontological resources also have the potential to impact subsurface unique paleontological resources during grading and excavation. Therefore, the Project's potential impacts to paleontological resources on site would be cumulatively considerable. However, Implementation of Mitigation Measure MM 4.14-1 would ensure that 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 cumulatively-considerable impacts to paleontological resources to less-than-significant levels. (FEIR at pp. 4.14-7 and 4.14-8)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted therein.

O. <u>Population and Housing Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

The Project site does not contain any existing residential units on site under existing conditions. As such, the Project would not result in the displacement of existing residents or housing, and cumulatively-considerable impacts would not occur. (FEIR at p. 4.15-6)

The Project would result in the generation of approximately 1,768 jobs at full buildout. Although the Project would result in an increase in the number of employment opportunities, the County currently exhibits a low jobs-to-housing ratio. Implementation of the proposed Project is

anticipated to help improve the jobs-to-housing ratio, thereby reducing the need for County residents to travel outside of the region for employment. Although the Project may result in an incremental increase in the demand for housing, including housing for lower-income households, it is expected that such an increase could be accommodated by existing housing within the County, or by housing that is already planned for as part of the County's General Plan and the general plans of local cities within the County. Other cumulative developments within the region would either result in the establishment of new housing units, including those affordable to lower-income households, or would result in the creation of new employment opportunities that would serve to assist the County in improving its jobs-to-housing balance. As such, the Project's contribution to cumulatively-considerable impacts due to the creation of demand for additional housing, including affordable housing, would be less than significant. (FEIR at pp. 4.15-6 and F-38 to F-39)

Although the Project Applicant proposes to amend the land use designations for the 157.1-acre Project site to provide for a mixture of light industrial, business park, and open space land uses, the employment opportunities generated by the Project are expected to largely be filled by existing County residents, and thus would not create a substantial new demand for housing within the County. The Project would serve to improve the County's jobs-housing ratio, which in turn would reduce the need for County residents to commute outside of the County for employment. Furthermore, the Project's proposed roadway and other infrastructure (e.g., water, sewer, etc.) improvements have been designed to serve the proposed Project, and would not contribute to or indirectly induce growth in the local area. As such, the Project would not induce substantial unplanned population growth in the area, and impacts would therefore be less-than-cumulatively considerable. (FEIR at pp. 4.15-6 to 4.15-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted therein.

P. <u>Public Services Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

Although the proposed Project would be adequately served by fire protection services, based on the response times estimated from nearby fire station facilities, the Project would nonetheless result in an incremental increase in requests for service, which would affect the fire department's ability to provide acceptable levels of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, increased traffic volumes, and increased population. When considered in the context of on-going cumulative development throughout western Riverside County, such impacts would be cumulatively

considerable. However, the proposed Project and all cumulative developments within unincorporated Riverside County would be required to contribute DIF fees pursuant to County Ordinance No. 659. Mandatory DIF fee contributions by the Project and cumulative developments would ensure that adequate funding is provided to the Riverside County Fire Department for the acquisition of additional facilities, equipment, and personnel. Accordingly, the proposed Project's impact to the Riverside County Fire Department (RCFD) is evaluated as less-than-cumulatively considerable. (FEIR at pp. 4.16-10 to 4.16-11 and F-39)

Although the Project site would be adequately served by sheriff facilities, the increased population that would be generated by the Project, when considered in conjunction with other on-going development throughout western Riverside County, has the potential to adversely affect service response times. However, the proposed Project and all cumulative developments would be required to contribute DIF fees pursuant to County Ordinance No. 659, which would help to provide for adequate equipment and personnel in the Project area. Therefore, with mandatory payment of DIF fees, Project impacts to police protection services would be less-than-cumulatively considerable. (FEIR at pp. 4.16-11 and F-39)

The proposed Project would entail development of the site with light industrial, business park, and open space land uses, and therefore the Project would not result in a direct demand for school services or new or expanded school facilities. Although the Project may indirectly result in an increase in the population within the LEUSD, the Project Applicant would be required to contribute fees in accordance with Riverside County Ordinance No. 575. Other cumulative developments, including both residential and non-residential developments, would similarly be required to contribute fees pursuant to Riverside County Ordinance No. 575, or similar ordinances within cities within the service area of these school districts. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for project-related impacts to school services. As such, and with mandatory fee payment, the Project's impacts to school services and facilities would be less-than-cumulatively considerable. (FEIR at pp. 4.16-11 and F-39)

The Project would entail development of the Project site with up to 1,820,808 s.f. of light industrial and business park building area, and therefore the Project would not result in a direct demand for library services. Although the Project may result in an indirect increase in the County's population, the Project is not expected to result in the need for new or expanded library services or facilities. Furthermore, it is not possible to identify environmental impacts that may be associated with such new or expanded library facilities until a specific proposal and design for such facilities are prepared by Riverside County. The Project and all cumulative developments

would contribute property taxes and would be required to contribute DIF fees to Riverside County pursuant to County Ordinance No. 659, which could be used for the purpose of acquiring book titles and/or additional library square footage. Any mitigation measures required for new or expanded library facilities also could be funded, in part, from property taxes allocated by Riverside County to such purposes. Therefore, because environmental impacts associated with new or expanded library facilities cannot be known at this time and would be determined in the future once Riverside County identifies a specific proposal for new or expanded library facilities, Project impacts to library services and facilities are evaluated as less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.16-11 and F-39)

The proposed Project, when considered in conjunction with on-going growth and development in western Riverside County, would cumulatively impact the ability of local medical facilities that provide health services. However, the Project and all cumulative developments would be required to comply with County Ordinance No. 659, which requires a development impact fee payment to the County that is partially allocated to public health services and facilities. With mandatory compliance with Ordinance No. 659, the Project's impacts to health services and facilities would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.16-12 and F-39)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted therein.

Q. <u>Recreation Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

Cumulatively-considerable impacts associated with the construction of proposed recreational facilities on site have been evaluated throughout the Project's EIR under the appropriate subject heading (e.g., air quality, biological resources, etc.). Where cumulatively-considerable impacts have been identified associated with Project implementation, mitigation measures have been identified to reduce construction-related impacts to the maximum feasible extent. There are no components of the planned trails or recreational facilities on site that have not already been addressed and accounted for throughout the Project's EIR for the Project site. Accordingly, cumulatively-considerable impacts due to the construction of on-site trails and recreational facilities would be less than significant. (FEIR at p. 4.17-5)

The Project does not propose 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. Although there may be a nominal increase in the use of local recreation facilities, Project employees are not expected to utilize local recreational facilities to the extent

that physical deterioration would occur or be accelerated, even when considered in the context of cumulative developments in the area. Although other cumulative developments in the local area that involve residential use and that don't accommodate adequate recreational facilities may result in physical deterioration of existing recreational facilities, the Project's contribution to such effects would be de minimus and would be less than significant on both a direct and cumulatively-considerable basis. (FEIR at p. 4.17-5)

The Project site is not located within a recreational-related Community Service Area (CSA) and is not located within a park district with a Community Parks and Recreation Plan. The Project also would not be subject to payment of Quimby fees or fees pursuant to Section 10.35 of Riverside County Ordinance No. 460 because the Project does not include any residential uses. Accordingly, impacts due to a conflict with a CSA, due to Quimby fees, or due to a conflict with the park dedication requirements of Riverside County Ordinance No. 460 would be less-than-cumulatively considerable. (FEIR at p. 4.17-5)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.17 of the FEIR and the citations noted therein.

R. <u>Transportation and Traffic Cumulative Impacts</u>

Cumulative Impact Finding: Cumulatively Considerable.

The Project would cause or contribute to LOS deficiencies at a number of Study Area facilities. In addition to physical construction of required improvements to achieve an acceptable LOS, the Project Applicant also would be conditioned to contribute TUMF and DIF fees as well as fair-share contributions for required improvements that are not currently included in existing fee programs. With exception of facilities under the jurisdiction of Caltrans, the Project-related improvements as well as improvements to occur as part of existing fee programs and/or Project fair-share contributions would achieve an acceptable LOS at all Study Area facilities. Other projects within the cumulative Study Area similarly would be required to construct improvements, pay fair-share fees, or contribute funds to existing fee programs as necessary to achieve acceptable LOS. As such, and with exception of facilities under the jurisdiction of Caltrans, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less-than-cumulatively considerable. (FEIR at p. 4.18-19)

Caltrans has long-range plans for improvements to the I-15, which are expected to improve LOS along the I-15 and associated ramp junctions. However, there are some Study Area freeway segments and ramp junctions that are anticipated to continue to operate at an unacceptable LOS during the peak hours. Although this represents a potential conflict with Caltrans' LOS standards,

Caltrans does not currently have a mitigation fee program in place to address impacts to freeway facilities. Furthermore, pursuant to SB 743 and CEQA Guidelines § 15064.3(a), "...a project's effect on automobile delay shall not constitute and environmental impact." As such, for purposes of CEQA, the Project's contribution to the projected LOS deficiencies at freeway mainline segments and merge/diverge locations would be less-than-cumulatively considerable. (FEIR at p. 4.18-19)

The Project-generated VMT per employee for the Project's proposed light industrial and business park uses would exceed the County's threshold of significance by approximately 54% for Work VMT per employee and by approximately 40% for Cumulative Work VMT per employee. Other cumulative projects within the Project region also have the potential to exceed the County's thresholds of significance for VMT. Accordingly, VMT associated with the Project's light industrial and business park components would result in cumulatively-considerable impacts due to VMT. Although Mitigation Measures MM 4.18-1 and MM 4.18-2 would serve to reduce VMT, the required mitigation would not reduce the Project's cumulatively-considerable impacts due to VMT to below a level of significance; thus, impacts would remain cumulatively considerable and unavoidable. (FEIR at pp. 4.18-19 to 4.18-24 and F-41 to F-42)

Future implementing Projects within the Project site would be reviewed by Riverside County to ensure that no hazards due to a geometric design feature would result from roadway improvements planned as part of implementing development. Other cumulative developments would similarly be required to demonstrate to Riverside County that no unsafe geometric design features would result. As such, cumulatively-considerable impacts would be less than significant. (FEIR at p. 4.18-20)

There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, cumulatively-considerable impacts would be less than significant. (FEIR at pp. 4.18-20 4.18-21)

The County would review future implementing development applications (e.g., tentative maps, parcels maps, plot plans, etc.) to ensure that adequate emergency access is accommodated. Furthermore, the Project would not entail the construction of any major transportation improvements within the Study Area that could adversely affect emergency access. The Project also would not adversely affect access to any nearby uses. As such, the Project would not result in inadequate emergency access or access to nearby uses, and impacts would be less-than-cumulatively considerable. (FEIR at p. 4.18-21)

Impacts associated with the construction of on-site trails are inherent to the Project's construction

phase, and such impacts have been evaluated throughout the Project's EIR. Where significant impacts have been identified, feasible mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no cumulatively-considerable impacts associated with the construction of bike systems or bike lanes that have not already been addressed by the Project's EIR. As such, impacts would be less than significant on a cumulatively-considerable basis. (FEIR at p. 4.18-21)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted therein.

S. <u>Tribal Cultural Resources Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable after implementation of Mitigation Measures and County Design Requirements.

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. Mandatory compliance with EIR Mitigation Measures MM 4.5-1 through MM 4.5-8 would ensure that Project impacts to tribal cultural resources would be less than significant on a cumulatively-considerable basis. (FEIR at pp. 4.19-6 to 4.19-7)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.19 of the FEIR and the citations noted therein.

T. <u>Utility and Service Systems Resources Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

The Project would require a number of improvements related to water, wastewater treatment, and storm drainage systems, although such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with Project construction activities have been evaluated throughout the Project's EIR, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Project's proposed water, wastewater, or storm drainage systems that could result in impacts not already evaluated by other sections of the Project's EIR. Accordingly, impacts associated with the construction of new or expanded water, wastewater treatment, and stormwater drainage systems would be less-than-cumulatively considerable. (FEIR at pp. 4.20-24 and F-45 to F-46)

The EMWD would have sufficient water supplies available to serve the Project as well as other

reasonably foreseeable future development during normal, dry, and multiple dry years. Because the Project's Water Supply Assessment (WSA) evaluates the water demands of both the Project and other cumulative developments within EMWD's service area, the WSA demonstrates that cumulatively-considerable impacts due to water supply would be less than significant. (FEIR at pp. 4.20-24 and F-45 to F-46)

The Project would require a number of improvements to provide sewer service to the Project site, although impacts associated with such improvements are inherent to the Project's construction phase. Cumulatively-considerable impacts associated with Project construction activities have been evaluated under the appropriate subjects, and where necessary mitigation measures have been identified to reduce the Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Project's proposed wastewater improvements that could result in impacts not already evaluated. Accordingly, impacts associated with the construction of new or expanded wastewater treatment conveyance facilities would be less-than-cumulatively considerable. (FEIR at pp. 4.20-24 and F-45 to F-46)

Although the Project and other cumulative developments ultimately may contribute to the need for expanded capacity at the Horsethief Canyon WRF, impacts associated with such expansion would be subject to CEQA once plans for such expansion have been prepared by the EVMWD. As no such plans are currently available, it would be speculative to evaluate potential cumulatively-considerable impacts associated with the proposed expansion (CEQA Guidelines § 15145). As such, Project impacts due to wastewater capacity would be less-than-cumulatively considerable. (FEIR at pp. 4.20-24 and F-45 to F-46)

Solid waste generated by construction and operation of the Project would represent small proportions of the daily disposal capacity at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. The landfills are currently projected to remain open until as far into the future as 2051 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. The Project would not directly result in the need for expanded solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill have sufficient existing capacity to handle solid waste generated by the Project. Rather, the Project's incremental contribution to solid waste generation may contribute to an ultimate need for expanding the solid waste disposal facilities that would serve the Project and/or the construction of additional solid waste disposal facilities. Moreover, it is possible that as other developments in the region are proposed, the RCDWR and WMIE may opt to construct new solid waste disposal facilities to serve those developments, and such facilities may or may not receive

solid waste generated by the Project. Although the Project has the potential to cumulatively contribute to the demand for new/expanded solid waste disposal facilities, the construction of which could significantly impact the environment, it is too speculative for evaluation in the absence of a proposed expansion or development plan (CEQA Guidelines § 15145). Therefore, the Project's cumulatively-considerable impacts to solid waste disposal facilities are evaluated as less than significant. (FEIR at pp. 4.20-24 to 4.20-25 and F-45 to F-46)

The Project would adhere to regulations set forth by local and State regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments also would be required to comply with such regulations. As such, the Project as well as other cumulative developments in the area would not result in cumulative impacts with respect to compliance with federal, State, and local statutes and regulations related to solid wastes. Impacts would be less-than-cumulatively considerable. (FEIR at pp. 4.20-25 and F-45 to F-46)

Cumulatively-considerable impacts associated with the provision of facilities for electricity, natural gas, communications systems, storm water drainage, street lighting, maintenance of facilities, construction of off-site sewer and water lines, and other governmental services are evaluated throughout the appropriate issue areas in the Project's EIR. In all cases, where cumulatively-considerable impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Accordingly, cumulatively-considerable impacts associated with the provision of utility facilities to serve the proposed Project would be less than significant. (FEIR at pp. 4.20-25 and F-45 to F-46)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.20 of the FEIR and the citations noted therein.

U. <u>Wildfire Cumulative Impacts</u>

Cumulative Impact Finding: Not cumulatively considerable.

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route, and the Project would not serve as an evacuation route under long-term conditions. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Other cumulative developments similarly would be required to accommodate emergency access and facilities. As such, cumulatively-considerable impacts would be less than significant. (FEIR at pp. 4.21-11 to 4.21-12)

Future development on site would be required to comply with the fire abatement requirements specified by proposed SP 333A1, which includes the provision of FMZs, and special building

requirements for future buildings that cannot accommodate a full 100-foot wide FMZ. Compliance with the requirements of SP 333A1 would ensure that the Project does not exacerbate wildfire hazards or expose people or structures to a significant risk of loss, injury, or death involving wildland fire hazards. Other developments within the cumulative study area would similarly be required to address fire hazards as appropriate and to provide measures to avoid or reduce the potential risk of wildfire in the region. As such, Project impacts due to wildfire hazards would be less-than-cumulatively considerable. (FEIR at p. 4.21-12)

Although the Project would require FMZs, areas requiring fuel modification occur in areas already planned for impact as part of site development. Thus, cumulatively-considerable impacts to areas requiring FMZs have been evaluated throughout the Project's EIR under the appropriate subject heading (e.g., biological resources, cultural resources), and where impacts are identified mitigation measures are identified to reduce cumulative impacts to the extent feasible. Other future developments in the cumulative study area that contain fire protection infrastructure similarly would be required to identify and mitigate any physical impacts to the environment resulting from fire protection measures. Thus, with the mitigation measures presented throughout the Project's EIR to address cumulatively-considerable impacts, the Project's cumulatively-considerable impacts due to the installation or maintenance of fire protection infrastructure would be less than significant.(FEIR at p. 4.21-12)

With implementation of the Project, the risk of wildfire hazards occurring on the Project site would be substantially reduced. Project-related runoff, including runoff following fire events, would be controlled by the Project's proposed drainage system, which includes water quality/detention basins to preclude a substantial increase in the rate of runoff. There are no components of the Project that would result in increased potential for landslides, including during fire events. Thus, cumulatively-considerable impacts due to the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, would be less than significant. (FEIR at p. 4.21-12)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.21 of the FEIR and the citations noted therein.

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

A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or location. Section 15126.6(a) places special emphasis on focusing the discussion on alternatives which provide opportunities for eliminating any significant adverse environmental impacts, or reducing them to a level of insignificance, even if the alternative would impede to some degree the attainment of the project objectives, or would be costlier. In this regard, the EIR must identify an environmentally superior alternative among the other alternatives. As with cumulative impacts, the discussion of alternatives is governed by the "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably ascertained or does not contribute to an informed decision-making and public participation process. The range of alternatives is defined by those alternatives, which could feasibly attain the objectives of the project. As directed by State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish most of the basic objectives of the Project.

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

The 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 land uses, including residential, commercial, recreational, and open space 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 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.

H. To develop a property that has access to available infrastructure, including roads and utilities.

A. Alternatives

As directed in State CEQA Guidelines § 15126.6(a), an EIR shall include alternatives to the project that could avoid or substantially reduce one or more of the significant effects. Because not all significant effects can be substantially reduced to a less-than-significant level, either by adoption of mitigation measures, County regulations and design requirements, existing regulations, or by standard conditions of approval, the following section considers the feasibility of the Project alternatives as compared to the proposed Project. As explained below, these findings describe and reject, for reasons documented in the Final EIR and summarized below, each one of the Project alternatives. The evidence supporting these findings is presented in Section 6.0, *Alternatives*, of the FEIR and elsewhere in the administrative record as a whole.

1. No Development Alternative

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.

2. No Project (Adopted Specific Plan) Alternative

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 58.6 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.

3. Reduced Project Alternative

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, the RPA would result in up to 289,674 s.f. of Business Park land uses and 1,000,138 s.f. of Light Industrial uses, for a total of 1,289,812 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 CEQA Guidelines § 15126.6(e)(2).

4. Environmentally Superior Alternative

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed Project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR. This issue is evaluated in FEIR Section 6.0, *Alternatives to the Proposed Project*, of the FEIR. The "Reduced Project Alternative (RPA)" is identified as the environmentally superior alternative.

5. Alternatives Considered but Rejected

Alternative Site Location Alternative: Based on a review of aerial photography, the Riverside County General Plan land use map and a list of approved/pending development proposals within Riverside County and nearby jurisdictions, there are no other available, undeveloped properties of similar size (i.e., approximately 157.1 acres) that are zoned for and adjacent to other properties designated for urban development and that would reduce or avoid the Project's significant and unavoidable impacts. For example, development of the Project at an alternative site location would not reduce or avoid the Project's significant and unavoidable air quality impacts due to

operational-related NO_X and ROG emissions, as it would not be possible to develop 65.6 acres of Light Industrial and 19.0 acres of Business Park land uses without exceeding the SCAQMD Regional Thresholds for these pollutants under long-term operational conditions. Although a different site location would potentially avoid the Project's significant and unavoidable impacts due to the conversion of Farmland to non-agricultural use, the fact is that the Project site is designated for urban development and ultimately would be developed with non-agricultural uses and/or ultimately would be surrounded by urban development that would render agricultural uses infeasible due to land use compatibility issues. In addition, a different site location would merely shift the Project's unavoidable impacts due to VMTs to a different location, and it is likely that similar or more severe near-term impacts could occur at off-site locations if the Project were instead to be developed in an area with a more balanced ratio of jobs and housing. For these reasons, Riverside County finds that evaluation of an alternative site location is not required for the Project because alternative site locations would not reduce or avoid the Project's significant environmental effects.

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

A. <u>Economic Development Benefits.</u>

Under existing conditions, the Project site is vacant and undeveloped and therefore generates very limited tax revenue for the County. With implementation of the Project, the Project site would be developed with 19.0 acres of "Business Park" land uses, 65.6 acres of "Light Industrial" land uses, "Open Space – Conservation" on 11.7 acres, "Open Space – Conservation Habitat" on 58.6 acres, and major circulation facilities on 2.2 acres. Development of the proposed uses would generate approximately 1,768 recurring jobs within the County. Additionally, development of the property would increase the amount of tax revenue generated by the site. Thus, approval of the proposed Project would represent a substantial benefit to the residents of unincorporated Riverside County.

B. <u>Increased Employment Opportunities</u>

The Project would result in the generation of approximately 1,768 new and recurring jobs. Thus, the Project would serve to improve the County's jobs-housing ratio, which in turn would reduce the need for County residents to commute outside of the County for employment.

C. <u>Open Space Conservation and MSHCP Benefits.</u>

The Project would entail the dedication of 62.1 acres of permanently-conserved open space towards the assembly of the MSHCP Reserve System. The Project's MSHCP conservation open space dedications would achieve the MSHCP Cell Criteria for Cells 3647, 3648, and 3748, would substantially contribute towards the establishment of MSHCP Proposed Constrained Linkage 6, would achieve the coastal sage scrub conservation requirement on site for Rough Step Unit 8, and would meet the MSHCP requirements related to on-site coastal sage scrub conservation in Rough Step Unit 8.

D. <u>Improved Local Water Supply.</u>

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 construction of this water tank would improve the availability of potable water resources within the local area.

BE IT FURTHER RESOLVED by the Board of Supervisors that the State CEQA Guidelines section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes, community service facilities, or encourages other activities which cause significant environmental effect. The discussion is as follows:

A. CEQA requires a discussion of the ways in which the proposed Project could be growth inducing. The CEQA Guidelines identify a project as growth inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New employees and new residential populations represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. (FEIR at p. 5-3)

B. A project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with an increase in population or employment and thus reducing or removing the barriers to growth. This typically occurs in suburban or rural environments where population or employment growth results in increased demand for service and commodity markets responding to the new population of residents or employees. Economic growth would likely take place as a result of the proposed Project's operation as a residential development. The Project's construction-related employees and operational-related residents and employees would purchase goods and services in the region, but any secondary increase in employment associated with meeting these goods and services needs would be marginal, accommodated by existing goods and service providers, and highly unlikely to result in any new physical impacts to the environment. Therefore, while the Project would create economic opportunities by introducing

new residents to the Project site, this change would not induce substantial new growth in the region. (FEIR at p. 5-3)

C. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of significance to the environment. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies such as SCAG. Significant growth impacts also could occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment is some other way. (FEIR at p. 5-3)

D. The area surrounding the Project site is primarily characterized by residential, agricultural, open space uses, and undeveloped land within unincorporated Riverside County. Development of the Project site with light industrial and business park land uses would not directly induce surrounding properties to develop, because several areas surrounding the Project site to the east and south east are already developed with residential uses, while other lands in the Project vicinity already are planned for urban development. Accordingly, the growth-inducing impacts of the Project would be less than significant. The Project is not expected to induce growth of land uses changes on the other parcels in the vicinity, as other lands surrounding the site are either already developed or planned to be developed consistent with their General Plan land use designations. (FEIR at p. p. 5-3)

E. Furthermore, the proposed Project's improvements to the public infrastructure, including roads, drainage infrastructure, and other utility improvements are consistent with Riverside County's General Plan and would not indirectly induce substantial and unplanned population growth in the local area. (FEIR at p. 5-4)

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

A. <u>Land Use Element</u>

The Land Use Element designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public-quasi-public uses. The Land Use Element also discusses the standards of residential and non-residential density intensity for the various land use designations. The Land Use Element also provides development standards related to each land use category, and general plan

policy level direction for an array of land-use related issues.

The proposed Project consists of applications for GPA200004, SP00333A01, and CZ2100016 to allow for future development of the 65.6-acre Project with up to 392,040 s.f. of "Business Park (BP)" land uses on 19.0 acres, up to 1,428,768 s.f. of "Light Industrial (LI)" land uses on 65.6 acres, "Open Space – Conservation Habitat (OS-CH)" land uses on 58.6 acres, and "Open Space – Conservation (OS-C)" land uses on 11.7 acres. With the approval of GPA200004, SP00333A01, and CZ2100016, the Project would be consistent with the County General Plan Land Use Element.

B. Circulation Element

The Riverside County General Plan includes a Circulation Element, which designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The Circulation Element also identifies transportation routes, terminals, and facilities. Circulation Element Policy C 2.1 states that the County will maintain the following County-wide target LOS: LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. The Project Applicant would be required to construct transportation improvements, pay fair-share costs towards required improvements, and contribute fees towards the County's DIF and TUMF fee programs, which would ensure that all of the Project's study area intersections operate at an acceptable LOS D or better. Additionally, all of the Project's roadway improvements are consistent with all applicable Circulation Element policies and requirements. The proposed Project is consistent with the General Plan Circulation Element and is therefore consistent with the General Plan.

C. Multipurpose Open Space Element

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

The Western Riverside County MSHCP is a comprehensive habitat conservation/planning program for western Riverside County that is intended to preserve native vegetation and meet the

habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats. The entire Project site is located within MSHCP Criteria Cells of the Elsinore Area Plan (EAP). 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. The majority of the Project site is located within Cell Number 3748. The Project site was subject to a HANS process. As a result of the HANS process, the County found the Project's planned open space areas meet the applicable MSHCP criteria for Criteria Cells encompassing the Project site, including conservation criteria related to Proposed Constrained Linkage 6. As such, the Project would be fully consistent with the MSHCP.

With the implementation of Applicable County Regulations and Design Requirements (CRDRs) and feasible Mitigation Measures (MMs), the Project would have a less-than-significant impact on cultural resources as disclosed in FEIR Subsection 4.5, *Cultural Resources*, and FEIR Subsection 4.19, *Tribal Cultural Resources*. In the event that human remains are encountered during ground-disturbing construction activities on site or within the Project's off-site improvement areas, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. would be required, which would reduce the Project's potential impacts to buried human remains to less-than-significant-levels.

As disclosed in Subsection 4.17, *Recreation*, the Project does not include any residential uses or other land use that may generate a population that would directly increase the use of existing County park facilities. Therefore, the Project would be fully consistent with the General Plan Multipurpose Open Space Element.

D. <u>Safety Element</u>

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves the following functions: develops a framework by which safety considerations are introduced into the land use planning process; facilitates identification and mitigation of hazards for new development and thus strengthens existing codes; project review, and permitting processes; presents policies directed at identifying and reducing hazards in existing development; and strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-related reconstruction policies. The Project complies with all applicable building codes, County Ordinances, and State and federal laws. The proposed Project is consistent with the General Plan

Safety Element and is therefore consistent with the General Plan.

As indicated in FEIR Subsection 4.7, *Geology and Soils*, the Project site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The Project is subject to seismic ground shaking associated with earthquakes. With implementation of the recommendations contained in the Project's Geotechnical Update (FEIR *Technical Appendix F1*), as would be required by FEIR Mitigation Measure MM 4.7-1, impacts associated with ground-shaking would be further reduced to a less-than-significant level. Based on site observations and subsurface investigations conducted by Petra, the potential for liquefaction on the site is considered "low" to "moderate" and identifies recommendations to address liquefaction hazards. Also, the potential for seismically-induced settlement at the property is considered to be low (FEIR at p. 4.7-11) The County of Riverside would impose the recommendations of the site-specific Geotechnical Update (FEIR *Technical Appendix F1*) pursuant to FEIR Mitigation Measure MM 4.7-1 to further reduce the risk associated with seismic-related ground failure, including liquefaction. With implementation of the site-specific Geotechnical Update (FEIR *Technical Appendix F1*) as a standard condition of Project approval, the Project would not result in adverse effects associated with on- or off-site landslide, lateral spreading, collapse, rockfall hazards, or ground subsidence. Mudflow hazards also are not likely to occur on site due to the nature of on-site soils. Additionally, with mandatory compliance to the site-specific Project's Geotechnical Update, impacts due to changes in topography or ground surface features, as well as impacts associated with cut slopes steeper than 2:1 and higher than 10 feet in height, would be less than significant. Mandatory compliance with the site-specific Geotechnical Update would ensure that any septic tanks that may be present are appropriately removed from the Project site, which further would be ensured by FEIR Mitigation Measure MM 4.7-2. The Project would not result in substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain an NPDES permit, as well as adhere to a WQMP and SCAQMD Rule 403. With mandatory compliance to these regulatory requirements, the potential for soil erosion impacts would be less than significant. Additionally, potential impacts due to expansive soils would be reduced to less-than-significant levels with mandatory compliance with the recommendations of the site-specific Geotechnical Update (FEIR *Technical Appendix F1*), as required by FEIR Mitigation Measure MM 4.7-1. (FEIR at p. 4.7-21)

As indicated in EIR Subsection 4.9, *Hazards and Hazardous Materials* (refer to FEIR *Technical Appendix H*), there are no conditions associated with the Project site's existing condition or surroundings that would create a significant hazard to the public or the environment through the

routine transport, use, disposal, or accidental release of hazardous materials. With mandatory compliance with applicable hazardous materials regulations, the Project would not create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, none of the proposed uses (light industrial, business park, and open space) are associated with the transport, use, or disposal of significant quantities of hazardous materials. With mandatory regulatory compliance, potential hazardous materials impacts associated with the residential, commercial, and recreational uses associated with long-term operation of the Project would be less than significant. (FEIR at pp. 4.9-12 through 4.9-16) The Project is not identified along an emergency access route on any local or regional plans. The Project also has no potential to result in significant impacts associated with hazardous emissions or hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, assuming mandatory compliance with applicable regulations. A site-specific Phase 1 Environmental Site Assessment (ESA) has been prepared for the property, which did not identify any RECs in connection with the site. The Phase 1 ESA does not identify any hazardous materials sites on the property that have been identified on lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (FEIR at pp. 4.9-11 and -12)

As disclosed in FEIR Subsection 4.18, *Transportation and Traffic*, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The Project would, however, result in significant unavoidable impacts due to VMT, as addressed in the FEIR. The Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less than significant. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant. The Project proposes the development of light industrial, business park, and open space land uses, but improvements proposed as part of the Project would not adversely affect circulation during the Project's construction as Project-related improvements would be limited to intersection improvements only. (FEIR at pp. 4.18-13 to -18)

E. <u>Noise Element</u>

The Noise Element identifies and appraises noise problems and includes policies to protect the County from excessive noise. The County of Riverside has adopted a Noise Element of the General Plan to control and abate environmental noise, and to protect the citizens of the County from excessive exposure to noise. The Noise Element identifies two separate types of noise

sources: 1) transportation, and 2) stationary, and establishes guidelines for acceptable transportation and stationary community noise levels. With implementation of the recommendations provided in the Project's Noise Impact Analysis (FEIR *Technical Appendix J1*) and the required mitigation measures, the Project would be consistent with the General Plan Noise Element and is therefore consistent with the General Plan.

As disclosed in FEIR Subsection 4.13, *Noise*, the Project would not expose people residing or working in the area to excessive noise levels associated with public or private airports, as there are no airports within two miles of the Project site. The Project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Traffic-related noise impacts would be less than significant. Vibration levels associated with Project-related construction activities also would be below applicable thresholds of significance. Thus, the Project would not cause the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. (FEIR at pp. 4.13-24 through 4.13-40) Therefore, the Project is consistent with the General Plan Noise Element.

F. <u>Housing Element</u>

The 2021-2029 Housing Element identifies and establishes County policies intended to fulfill the housing needs of existing and future residents in Riverside County. The Element establishes policies that guide County decision-making and set forth an action plan to implement its housing goals.

As disclosed in FEIR Subsection 4.15, *Population and Housing*, the Project does not contain any residential structures under existing conditions and contains no residents. As such, proposed development on-site would not result in the displacement of substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Accordingly, no impact would occur. The proposed Project would result in the development of the Project site with light industrial, business park, and open space land uses. While the Project's light industrial and business park uses would generate approximately 1,768 employees, the Project area suffers from a poor jobs-housing balance, in that there are not enough jobs to meet the local demand for employment. The Project would assist the County in improving the jobs-housing balance in the local area. Furthermore, the Project site is not identified by the Housing Element as a site that is planned for future development with housing in order to meet the County's RHNA obligations. Moreover, it is anticipated that any future employees generated by the Project could be accommodated by existing or planned residential developments within this

portion of Riverside County. Thus, the Project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Although the Project would result in a change in planned land uses, the Project site already is targeted for urban development under existing conditions. Because the Project would redesignate lands planned for urban uses with similar urban land uses, the Project would not directly induce substantial unplanned population growth in the area, and impacts would be less than significant. In addition, the Project does not involve the construction of any infrastructure that could otherwise induce substantial population growth. Accordingly, the Project is consistent with the General Plan Housing Element. (FEIR at pp. 4.15-4 to 4.15-6 and 5-3 to 5-4)

G. <u>Air Quality Element</u>

As disclosed in FEIR Subsection 4.3, *Air Quality*, although Project construction-related activities would not exceed any of the SCAQMD regional thresholds of significance with the implementation of mitigation measures, long-term operation of the Project would result in air quality emissions of ROGs and NO_X that would exceed the SCAQMD regional threshold for these pollutants. The Project's operational NOx and VOC emissions primarily would result from vehicular-related traffic and consumer products. 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. Additionally, the remaining Project-related operational emissions of VOCs and ROG are due to area source emissions (i.e., consumer products, such as solvents used in cleaning supplies, kitchen aerosols, cosmetics, and toiletries). 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, the Project would result in significant and unavoidable impacts due to a conflict with the SCAQMD AQMP, and the Project's operational-related VOC 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). Compliance with the regulatory requirements listed in FEIR Subsection 4.3 would ensure that the proposed Project would be consistent with the Air Quality Element and General Plan by reducing potential air emissions to the lowest feasible level. (FEIR pp. 4.3-20 through 4.3-42)

H. <u>Healthy Communities Element</u>

The Healthy Communities Element establishes policies to address primary health issues that may

address County residents, such as high rates of obesity, chronic illness, air pollution, lack of access to healthy foods, unsafe environments, and lack of access to health care and mental health services. The Project would be consistent with the applicable Healthy Communities Element policies governing Countywide Land Uses and non-Motorized Transportation, as the Project would help to achieve the purposes of the General Plan through compliance with applicable General Plan policies.

I. Administration Element

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

BE IT FURTHER RESOLVED by the Board of Supervisors that the Final EIR also discusses, pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible environmental changes and provides in the FEIR Section 5.0, *Other CEQA Considerations*, the following findings:

A. Natural resources in the form of energy resources would be used during the proposed Project, but development of the Project site as proposed is not expected to negatively affect the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). (FEIR at p. 5-2)

B. Construction and operation of the proposed Project would not involve the use of large sums or sources of non-renewable energy. (FEIR at p. 5-2)

C. The Project is required by law to comply with the California Building Standards Code (CALGreen), compliance with which reduces a building operation's energy demand. The Project also would be subject to regulations to reduce the Project's reliance on non-renewable energy sources, and would be subject to the Energy Independence and Security Act of 2007, which contains provisions designed to increase energy efficiency and availability of renewable energy. The Project also would be subject to California Energy Code, or Title 24, which contains measures to reduce natural gas and electrical demand, thus requiring less non-renewable energy resources. The Project would avoid the inefficient, wasteful, and unnecessary consumption of energy during long-term Project operations. (FEIR at pp. 5-2 to 5-3)

D. Compliance with federal, State, and local regulations related to hazardous materials would be required of all contractors working on the property during the Project's construction and of all the residents that occupy the Project's buildings. As such, construction and long-term operation

of the proposed Project would not have the potential to cause significant irreversible damage to the environment, including damage that may result from upset or accident conditions. (FEIR at p. 5-3)

BE IT FURTHER RESOLVED by the Board of Supervisors that proposed GPA200004, SP00333A01, and CZ2100016 are consistent with the Riverside County General Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and considered the Final EIR in evaluating GPA200004, SP00333A01, and CZ2100016, and that the Final EIR is an accurate and objective statement that complies with the California Environmental Quality Act (CEQA) and reflects the County's independent judgment, and that the Project's EIR is incorporated herein by this reference.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** the statement of overriding consideration, **CERTIFIES** Final EIR, and **ADOPTS** the Mitigation Monitoring and Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between the mitigation measures as set forth in the Final EIR, and those set forth in the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Final EIR addressing GPA200004, SP00333A01, and CZ2100016 is on file with the Clerk of the Board, including the final exhibits and related cases, are hereby approved for the real property described and shown on the final exhibits, and said real property shall be developed substantially in accordance with the Project's plans and specifications, unless amended by the Board of Supervisors.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Final EIR addressing GPA200004, SP00333A01, and CZ2100016 shall be placed in the Office of Clerk of the Board, in the Office of County Planning Department, and the Office of the Building and Safety Director.

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

ATTACHMENT "A"

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2026-050

CERTIFYING ENVIRONMENTAL IMPACT FOR THE FIRST AMENDMENT TO GPA200004, THE FIRST AMENDMENT TO SPECIFIC PLAN NO. 333 (SP00333A01), AND CZ2100016

ROLL CALL:

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

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

04/14/2026 Item 3.35

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 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.	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 serve to reduce and/or avoid impacts relating to aesthetics.	Project Applicant/ Planning Department, Building and Safety Department	Prior to approval of implementing developments (i.e., plot plans, conditional use permits, etc.) and 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
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			
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 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.	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
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	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
contract or land within a Riverside County Agricultural Preserve. Thus, impacts would be 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. **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. **Thresholds e, f and g:** There are no forest lands in the Project vicinity, and no lands in the Project vicinity are zoned for timberland, timberland production, or forest uses. The Project would not result in the conversion of forest land to non-forest use. No impact would occur	No Impact Less Than Significant No Impact			
4.3 Air Quality				
Threshold a: Project-related construction activities have the potential to exceed the SCAQMD Regional Threshold of significance for NOx, and under long-term operational conditions the Project has the potential to exceed the SCAQMD Regional Thresholds of significance for ROG and NOx. 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 NOx,	Significant and Unavoidable Direct and Cumulatively-Considerable Impact	**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	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
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 NOx. Additionally, Project-related operational emissions would exceed the SCAQMD Regional Thresholds for ROG and NOx 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 NOx, 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. **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	Significant and Unavoidable Direct and Cumulatively-Considerable Impact Less Than Significant	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		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Project would not cause or contribute to any CO "hot spots." Thus, impacts would be 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 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.	Less Than Significant	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.	Project Applicant/ Building and Safety Department Project Applicant/ Building and Safety Department	Prior to issuance of building permits for Tenant Improvements 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
		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.	Project Applicant/ Building and Safety Department	Prior to final building inspection and prior to issuance of Shell and Tenant Improvement building permits
		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.	Project Applicant, Successors in Interest/ Building and Safety Department, Code Enforcement Department	During long-term site operations
		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, Future Site 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
		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	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
		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		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		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 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	Project Applicant, Construction Contractors/ Building and Safety Department Project Applicant, Construction Contractors/	During construction activities During construction activities and

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		must consist of low VOCs (i.e., VOCs of less than 50 grams per liter [g/L]) unless otherwise specified in the Rule 1113.	Building and Safety Department, SCAQMD	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, SCAQMD	During construction activities and long-term operations
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	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.	Project Applicant, Construction Contractors/ Building and Safety Department	Prior to commencement of activities involving nighttime construction and during nighttime construction activities
		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, Project Acoustical Consultant/ Planning	Prior to approval of implementing developments (i.e., plot plans, building permits,

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 Project would be fully consistent with all applicable MSHCP requirements, and impacts would be reduced to below a level of significance.		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 measures have been incorporated into the plans, and shall verify that the noise attenuation measures have been implemented prior to final building inspection.	Department	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)
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	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

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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	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) shall instead be implemented.		
Threshold e: The Project would permanently impact 3.36 acres of southern cottonwood willow riparian forest, which 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.	Less Than Significant with Mitigation Incorporated	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	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
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 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	**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 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 Project Applicant shall secure amended regulatory permits and	Project Applicant, Construction Contractors/ Building and Safety Department Project Applicant/ Environmental	Prior to issuance of grading permits and during 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
		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.	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
		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 4.4-1 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
		CRDR 4.4-2 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	Project Applicant, Construction Contractors/ Building and Safety	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
		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. **CRDR 4.4-3** 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.	Department 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 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	Less Than Significant with Mitigation Incorporated 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-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	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
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	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; 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	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
		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, 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,	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
		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 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.	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department	In the event cultural or historical material is discovered on the property
		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	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department	Prior to final grading inspection in the event that cultural resources are uncovered during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		resources are uncovered). **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 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 4.5-1** Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	Project Applicant, Project Archaeologist/ County Archaeologist, Planning Department, NAHC, County Coroner As required by Government Code Section 6254 (r)	In the event that human remains are discovered during grading activities As required by Government Code Section 6254 (r)
4.6 Energy				
Threshold a: Project construction and operations would not	Less Than	**CRDR 4.6-1** The following are applicable regulations and design	N/A	N/A

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 consumption of energy resources would be less than significant.	Significant	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. ▪ Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.		
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	▪ 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 evaluated herein is limited to changes in the land use	Less Than Significant with Mitigation	**MM 4.7-1** Prior to approval of any future implementing developments within the 157.1-acre Project site (e.g., tentative tract maps, plot plans, etc.), updated site-specific geotechnical studies	Project Applicant/ Building and	Prior to approval of any future implementing

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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.	Incorporated	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.	Safety Department	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			
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	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

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
permit applications to address potential subsidence hazards. Thus, impacts would be less than significant with mitigation incorporated. **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. **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 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	Less Than Significant with Mitigation Incorporated Less Than Significant with Mitigation Incorporated Less Than Significant with Mitigation Incorporated	**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

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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.				
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 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.	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	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	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

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
mitigation measures are not available. **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	the same time with other measures that in total achieve a minimum of 100 points per Appendix D to the Riverside County CAP Update. **MM 4.8-2** 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
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. **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	Less Than Significant No Impact	**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. **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). **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	As set forth by Ordinance No. 651.1 Project Applicant/OSHA As set forth by Title 22, Division 4.5 of the California Code	As set forth by Ordinance No. 651.1 During construction activities and long-term operations As set forth by Title 22, Division 4.5 of the California Code of

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
roadway on site (i.e., Street A), which would serve to improve emergency access in the local area. As such, no impact would occur.		other chemicals, at a Household Hazardous Waste Collection Facility.	of Regulations	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 (refer to CRDR 4.9-5). With mandatory compliance with regulatory requirements, impacts would be less than significant.	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. **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 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.	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations Project Applicant, Project Hazardous Materials Consultant/ Planning Department	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations Prior to issuance of building permits for Tenant Improvements and prior to final building inspection for Tenant Improvements
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.	No Impact			
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.	No Impact			
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			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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. 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.	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 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.	Project Applicant/ Building and Safety Department	During construction activities
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	Less Than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
site would consist of impervious surfaces, 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 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.	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 area or existing surface mine, and no impact would occur.	No Impact			
Threshold d: The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and no impact would occur.	No Impact			
4.13 Noise				
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	Less Than Significant	**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	Project Applicant, Construction Contractors/	Prior to issuance of grading permits or improvement

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 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	Less Than Significant with Mitigation Incorporated	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 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	Building and Safety Department Project Applicant, Construction Contractors/ Planning Department	plans for the construction of the off-site water line Prior to the issuance of grading permits and during grading and ground-

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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	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 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.	Project Applicant, Construction Contractors/ Planning Department	disturbing activities Prior to approval of any future implementing developments on site (i.e., tentative tract maps, plot plans, etc.) and during construction activities
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	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,	Project Applicant, Project Paleontologist/ County Geologist,	Prior to the issuance of grading permits and during grading and ground-

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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.		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 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.	Planning Department	disturbing activities
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			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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 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.	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.	As set forth in applicable local, State, and federal laws, ordinance, and standards related to fire safety	As set forth in applicable local, State, and federal laws, ordinance, and standards related to fire safety
		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 by Ordinance No. 659	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	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
Threshold c: The Project would not directly generate a resident population, and thus would not directly impact school services in the local area. Although the Project may indirectly result in new residents within the service area of the 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.	Less Than Significant	land/equipment purchases and sheriff station construction. **CRDR 4.16-4** The Project is required to comply with Riverside County Ordinance No. 575, which requires mandatory payment of school impact fees pursuant to Public Education Code § 17072.10-18. **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.	As set forth by Ordinance No. 575 As set forth by Ordinance No. 659 As set forth by Ordinance No. 659	As set forth by Ordinance No. 575 As set forth by Ordinance No. 659 As set forth by Ordinance No. 659
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.	Less Than Significant			
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			

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. **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. **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 for payment of in-lieu fees for parkland acquisition and construction would be less than significant.	Less Than Significant Less Than Significant Less Than Significant	Impacts would be less than significant; thus, mitigation measures are not required.	N/A	N/A
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	Less Than Significant	**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	Project Applicant, Project Traffic Engineer/	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
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.		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.	Transportation Department, Planning Department	projects (i.e., plot plans, conditional use permits, etc.)
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, Project-generated VMT cannot be reduced to a level of less than significant.	Significant and Unavoidable Direct and Cumulatively-Considerable Impact	**MM 4.18-2** All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this mitigation measure. The developer and all successors shall maintain records demonstrating compliance with these requirements, which shall be made available to Riverside County staff upon request.	Project Applicant, Future Occupants/ Planning Department	During long-term operations
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.	Less Than Significant	**CRDR 4.18-1** Prior to issuance of building permits, the Project		

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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.	Less Than Significant	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 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.	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
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.	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 would not adversely affect access to any nearby uses. Accordingly, impacts would be less than significant.	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			
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	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	As specified above for Mitigation	As specified above for Mitigation Measures MM 4.5-

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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.		during the Project's Tribal Consultation process. No additional mitigation measures are required.	Measures MM 4.5-1 through MM 4.5-8	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 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. **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. **Threshold c:** Impacts associated with the Project's proposed sewer improvements are inherent to the Project's	Less Than Significant 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 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. **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. **CRDR 4.20-4** The Project would be subject to the following applicable standard conditions of approval imposed on the Project by the RCDWR:	As set forth by AB 939 As set forth by AB 1327 As set forth by AB 341 Project Applicant/ RCDWR	As set forth by AB 939 As set forth by AB 1327 As set forth by AB 341 Prior to issuance of a building permit, prior to

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
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. **Threshold d:** With implementation of the Project, and 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. **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. **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. **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 Less Than Significant Less Than Significant Less Than Significant Less Than	▪ 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, 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.		final building inspection, and during the life of the proposed Project

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
	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 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.	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 protection measures included in Section 2.9, *Fire Protection Plan*, of SP 333A1.	Project Applicant/ Building and Safety Department, Planning Department, Riverside County Fire Department	Prior to approval of future implementing 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	Less Than			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
future buildings on site, implementation of the required enhanced construction features provided by the applicable 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.	Significant			

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2026-051
ADOPTING
AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 333
(RENAISSANCE RANCH)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on January 27, 2026 and before the Riverside County Planning Commission on November 19, 2025 to consider Amendment No. 1 to Specific Plan No. 333 (Renaissance Ranch); and

WHEREAS, Specific Plan No. 333 was adopted by the Board of Supervisors pursuant to Resolution No. 2005-118 on April 19, 2005; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied and an Environmental Impact Report (CEQ200059, SCH 200016) which was prepared in connection with this Amendment No. 1 to Specific Plan No. 333 and related cases General Plan Amendment No. 200004, and Change of Zone No. 2000016, (referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects have been evaluated in accordance with CEQA and the implementing 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 Board of Supervisors of the County of Riverside, in regular session assembled on April 14, 2026, that:

A. Amendment No. 1 modifies Specific Plan No. 333 by the following:

1. 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;
2. 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;

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 4/1/26

APR 14 2026 3.35

3. The Specific Plan Amendment would also modify the Specific Plan circulation plan; and

4. The amended Specific Plan would be named the Renaissance Ranch Commerce Center.

B. Specific Plan No. 333 Amendment No. 1 is associated with General Plan Amendment No. 200004, and Change of Zone No. 2000016, which were considered concurrently at the public hearings before the Planning Commission and the Board of Supervisors.

C. The EIR prepared for the project (SCH 200016) concluded that implementation of the overall Specific Plan would result in significant and unavoidable impacts to agricultural resources, air quality, greenhouse gas emissions, and transportation. All feasible mitigation measures were included in the EIR for these impact areas and for other impact areas that had potentially significant impacts prior to mitigation. Mitigation measures have been incorporated as conditions of approval on Specific Plan No. 333 Amendment No. 1.

BE IT FURTHER RESOLVED by the Board of Supervisors that Amendment No. 1 to Specific Plan No. 333 is consistent with the intent, design, and mitigation approved for Amendment No. 1 to Specific Plan No. 333 and is consistent with the Riverside County General Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors that it accepts the findings of the EIR, on the basis of which the Board of Supervisors finds that the project would potentially result in significant environmental impacts related to agricultural resources, air quality, greenhouse gas emissions, and transportation and the Board of Supervisors adopted a resolution that included overriding considerations via Resolution No. 2026-050 on April 14, 2026.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and **CONSIDERED** the EIR in evaluating Amendment No. 1 to Specific Plan No. 333 and the related cases referenced above, that the EIR is an accurate and objective statement that complies with CEQA and reflects the County's independent judgment, and that the EIR are incorporated herein by this reference.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Specific Plan No. 333, Amendment No. 1, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and

shown in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Specific Plan No. 333, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director, and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development proposals shall be accepted for the real property described and shown in the plan, as amended, unless such applications are substantially in accordance therewith.

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

ROLL CALL:

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

Nays: None

Absent: None

Abstain: None

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____
Deputy

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY A. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2026-0129691
04/29/2026 11:54 AM Fee: $ 0.00
Page 1 of 18
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

3794

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2026-052

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 250001
ISSUING A DIMINISHMENT AND
DIMINISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 1
(Government Code Section 51200)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY,
PLANNING DEPARTMENT – ITEM 3.35 of 04/14/2026)

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION**

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2026-052

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 250001

ISSUING A DIMINISHMENT AND

DIMINISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

(Government Code Section 51200)

WHEREAS, the El Sobrante Agricultural Preserve No. 1 was established on February 24, 1969, pursuant to Map No. 18 ("Agricultural Preserve"); and,

WHEREAS, the Agricultural Preserve is generally located north of El Sobrante Road, south of Van Buren Boulevard, east of Vista Del Lago, and west of McAllister Street; and,

WHEREAS, there have been the following amendments to the agricultural preserve to date: Amendment No.1 (enlargement), February 9, 1970, Map No. 48, Amendment No.2 (enlargement), January 25, 1972, Map No. 163, Amendment No.3 (diminishment), December 9, 1975, Map No. 348, Amendment No.4 (enlargement), January 13, 1981, Map No. 529, Amendment No.5 (diminishment), December 22, 1987, Map No. 558, Amendment No.6 (diminishment), May 7, 1985, Map No. 614, Amendment No.7 (diminishment), December 22, 1987, Map No. 637, Amendment No.8 (diminishment), January 23, 1990, Map No. 666, Amendment No.9.1 (diminishment), February 23, 1999, Map No. 708, Amendment No.9.2 (diminishment), July 27, 1999, Map No. 708, Amendment No.10 (diminishment), no date, Map No. 712, Amendment No.11 (diminishment), no date, Map No. 744, Amendment No.12 (diminishment), May 4, 1999, Map No. 791, Amendment No.13 (diminishment), December 22, 1998, Map No. 794, Amendment No.14 (diminishment), no date, Map No. 819, Amendment No.15 (diminishment), May 9, 2000, Map No. 829, Amendment No.16 (diminishment), May 9, 2000, Map No. 830, Amendment No.17 (diminishment), May 9, 2000, Map No. 831, Amendment No.18 (diminishment), May 9, 2000, Map No. 832, Amendment No.19 (diminishment), February 27, 2001, Map No. 844, Amendment No.14.1 (diminishment), March 19,

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 4/1/26

APR 14 2026 3.35

2002, Map No. 819, Amendment No.20 (diminishment), August 6, 2002, Map No. 854, Amendment No.21 (diminishment), April 8, 2003, Map No. 889; Amendment No. 22 (diminishment), December 3, 2024, Map No. 1044, and,

WHEREAS, the RJ El Sobrante ("Property Owner") was granted ownership of property identified as Assessor's Parcel Number 270-160-006 ("Property"), and DMB San Juan INV North ("Property Owner") was granted ownership of property identified as Assessor's Parcel Number 270-160-008 ("Property"), within the unincorporated area of the Riverside County, California, that is subject to the Land Conservation Contract, and which is within the Agricultural Preserve; and,

WHEREAS, the Property is further described in the exhibit which is attached hereto and incorporated herein by reference as Exhibit "A" El Sobrante Agricultural Preserve No. 1 (Diminishment), and which contains the legal description of the Property; and,

WHEREAS, the area of the Properties are 25.57acres (APN 270-160-008) and 11.0-acres (270-160-006) per County Assessor's records; and,

WHEREAS, a Notice of Non-Renewal pursuant to Section 51245 of the California Government Code, was recorded in August 1982, electing not to renew Land Conservation Contract or Agreement dated January 1, 1971, and recorded on March 15, 1971, as Instrument No. 25625, which included the Project parcels identified as Assessor's Parcel Numbers: 270-160-006 and 270-160-008; and,

WHEREAS, the subject parcels are not encumbered by a Land Conservation (Willamson Act) Contract. Therefore, a contract cancellation petition and review by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) are not required, and a Notice of Non-Renewal is non-applicable, consistent with County Resolution no. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County; and

2002, Map No. 819, Amendment No.20 (diminishment), August 6, 2002, Map No. 854, Amendment No.21 (diminishment), April 8, 2003, Map No. 889; Amendment No. 22 (diminishment), December 3, 2024, Map No. 1044, and,

WHEREAS, the RJ El Sobrante ("Property Owner") was granted ownership of property identified as Assessor's Parcel Number 270-160-006 ("Property"), and DMB San Juan INV North ("Property Owner") was granted ownership of property identified as Assessor's Parcel Number 270-160-008 ("Property"), within the unincorporated area of the Riverside County, California, that is subject to the Land Conservation Contract, and which is within the Agricultural Preserve; and,

WHEREAS, the Property is further described in the exhibit which is attached hereto and incorporated herein by reference as Exhibit "A" El Sobrante Agricultural Preserve No. 1 (Diminishment), and which contains the legal description of the Property; and,

WHEREAS, the area of the Properties are 25.57acres (APN 270-160-008) and 11.0-acres (270-160-006) per County Assessor's records; and,

WHEREAS, a Notice of Non-Renewal pursuant to Section 51245 of the California Government Code, was recorded in August 1982, electing not to renew Land Conservation Contract or Agreement dated January 1, 1971, and recorded on March 15, 1971, as Instrument No. 25625, which included the Project parcels identified as Assessor's Parcel Numbers: 270-160-006 and 270-160-008; and,

WHEREAS, the subject parcels are not encumbered by a Land Conservation (Willamson Act) Contract. Therefore, a contract cancellation petition and review by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) are not required, and a Notice of Non-Renewal is non-applicable, consistent with County Resolution no. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County; and

WHEREAS, Agricultural Preserve Diminishment No. 250001 is Amendment No. 23 to the Agricultural Preserve and will amend the current Map No. 1044 with Map No. 36.063, as shown on Exhibit B, attached hereto and incorporated herein; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Rules and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been satisfied, including the preparation of a Mitigated Negative Declaration; and,

WHEREAS, the purpose of the Diminishment is to allow for a schedule "A" subdivision of 2 parcels (APN: 270-160-006 and 270-160-008) totaling 36.5-acres into 73 single-family lots, 10 open space and water quality drainage lot. The proposed alternative land use is located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light Agriculture 10 acre minimum (A-1-10). The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the Zoning Classification. ("Alternative Land Use"); and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on March 3, 2026.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on April 14, 2026, that:

1. The above recitals are incorporated herein by this reference.
2. The subject parcel affected by the proposed diminishment is not included under a Land Conservation Contract. Therefore, there are no existing Land Conservation Contracts associated with Assessor's Parcel Number 270-160-008 and Assessor's Parcel Number 270-160-006.

3. The petition for diminishment is authorized in conjunction with the approval of Tentative Tract Map No. 39011 and which constitutes the proposed Alternative Land Use for the area of diminishment.

4. The Alternative Land Use is consistent with the Riverside County General Plan, as tentative tract map for 73 residential lots may be authorized in the proposed R-1-10,000 Zone with the approval of a change of zone.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

1. The subject parcels are non-encumbered by a land conservation contract; therefore, cancellation of land and Notice of Non-Renewals are not required.

2. The diminishment is not likely to result in the removal of adjacent lands from agricultural use is proposing to cancel approximately 36.5 acres of agricultural land, which is than 3.9% of overall area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante). Previously, El Sobrante has been diminished on 19 separate occasions since 1975 – the last being recently on December 3, 2024, where the area directly to the east and north of the project site was removed, under Amendment No. 22 Map No. 1044. The region has been transitioning from predominantly agricultural uses to low density residential development, a trend that is likely to continue given existing development patterns and the pretense of both active and fallow agricultural fields. The proposed diminishment would not eliminate active agricultural uses and would not affect ongoing agricultural operations in the surrounding area. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

3. The diminishment is for an Alternative Land Use that is consistent with the applicable provisions of the Riverside County General Plan. The proposed alternative use is Tentative Tract Map No. 39011 (TTM39011) which is a proposal for a schedule "A" subdivision of 2 parcels totaling 36.5

acres into 73 single-family lots and 10 open space and water quality drainage lot. The proposed alternative land use is currently located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) and zoning classification of Light Agriculture, 10-acre minimum (A-1-10). The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the proposed Zoning Classification. Therefore, with an approved entitlement, the proposed alternative land use is consistent with the provisions of the Riverside County General Plan. The proposed alternative use will be consistent with the Riverside County General Plan upon its approval by the County Board of Supervisors according to provisions of Ordinance 348.

4. The diminishment will not result in discontiguous patterns of urban development as existing alternative land use has been approved and supported under tract housing zoned R-1 (TTM38605, Tramonte, and Citrus Heights). The alternative land use will be required to comply with policies in the El Sobrante Policy Area of the Lake Mathews/Woodcrest Area Plan related to patterns of urban development, such as LMWAP 1.6 (clustering) and LMWAP 1.9 (hillside development). The diminishment Area will be surrounded by a single-family residential subdivision to the north and west (under construction, TTM38605), an undeveloped area to the east, and agricultural area to the south. The areas to the south and southeast (fronting on El Sobrante Road) have existing agricultural fields, citrus groves, undeveloped land, and residences with accessory structures supporting ongoing agricultural activities. Immediately east of the Project site lies vacant parcel containing remnants of a former orange grove. The proposed alternative land use guides El Sobrante Policy Area growth while maintaining the rural character of the surrounding area and compatibility with adjacent development to the north and west. The alternative land use is consistent with the General Plan clustering provisions that would allow for compatible urban

residential densities and preservation of open space to the southern and eastern perimeters, thereby providing a transitional buffer between the alternative land use and existing agricultural lands. Therefore, the exiting pattern of development will be maintained, and development is contiguous with the existing urban areas.

6. Therefore, based on the above, the proposed diminishment is consistent with the purposes of the Land Conservation Act of 1965 (Government Code section 51200 and as a result, the Board of Supervisors may grant the proposed diminishment.

7. The Board of Supervisors has considered the Mitigated Negative Declaration and based thereon, determined that the proposed diminishment of the Agricultural Preserve will not have a significant adverse impact upon the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that the applicant shall comply with the following conditions prior to issuance of a Diminishment with respect to the Property as outlined in Government Code Section 51200:

1. All conditions necessary for the County to issue grading permits for Tentative Tract Map No. 39011 have been met.

BE IT FURTHER RESOLVED by the Board of Supervisors that upon fulfillment of all of the conditions, the landowners will be entitled to a Diminishment that provides as follows:

1. El Sobrante Agricultural Preserve No. 1, Map No. 1044 is further amended by Map No. 36.063, deleting therefrom the area shown and described in Exhibit B, attached hereto, being on file in the Office of the Clerk of the Board.

BE IT FURTHER RESOLVED by the Board of Supervisors that, upon application of the landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use if the Board finds that such amendment is consistent with the findings made pursuant to Government Code Section **51200**.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Clerk of this Board shall file and record copies of this resolution, Property description as shown in Exhibit A, and Map No. 1044, El Sobrante Agricultural Preserve No. 1, as amended by Map No. 36.063, as shown on Exhibit B, in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County.

ROLL CALL:

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

Nays: None

Absent: None

Abstain: None

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

KIMBERLY A. RECTOR, Clerk of said Board

By: _____
Deputy

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSED ON DOCUMENT)



Date: 04/14/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10' WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 207.97 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AT PAGE 325 THEREOF;

THENCE NORTH 24°39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET;
THE LAST SIX COURSES AND DISTANCES FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET;

THENCE SOUTH 02°56'10" WEST, A DISTANCE OF 238.32 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 11°02'30" EAST, A DISTANCE OF 317.44 FEET;

THENCE SOUTH 16°34'50" WEST, A DISTANCE OF 226.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORDS OF SURVEY ON FILE IN BOOK 26, RECORDS OF SURVEY, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTH 89°47'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 639.69 FEET TO A POINT ON THE EASTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 04°49' WEST ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF 335.42 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF PARCEL 1, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24 OF RECORDS OF SURVEY AT PAGES 97 AND 98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 82°15' EAST, A DISTANCE OF 425.00 FEET;

THENCE NORTH 24°30'15" EAST, A DISTANCE OF 267.70 FEET;

THENCE NORTH 54°49' EAST, A DISTANCE OF 355.47 FEET;

THENCE NORTH 64°20' EAST, A DISTANCE OF 101.15 FEET TO A POINT ON SAID NORTHERLY BOUNDARY LINE;

THE LAST FOUR COURSES AND DISTANCES FOLLOW SAID NORTHERLY BOUNDARY LINE;

THENCE NORTH 02°53' EAST, A DISTANCE OF 84.25 FEET;

THENCE NORTH 87°06' WEST, A DISTANCE OF 242.94 FEET;

THENCE NORTH 24°39' WEST, A DISTANCE OF 411.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 25.569 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10' WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 207.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 325 THEREOF;

THENCE NORTH 24°39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET;
THE LAST SIX COURSES AND DISTANCES FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET;

THENCE SOUTH 02°56'10" WEST, A DISTANCE OF 140.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 02°56'10" WEST, A DISTANCE OF 97.87 FEET;

THENCE SOUTH 11°02'30" EAST, A DISTANCE OF 317.44 FEET;

THENCE SOUTH 16°34'50" WEST, A DISTANCE OF 226.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTH 89°47'53" WEST ALONG SAID NORTH LINE, A DISTANCE OF 332.94 FEET TO A POINT ON THE WESTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID MAP;

THENCE SOUTH 04°41' WEST ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 114.92 FEET TO A POINT THEREON;

THENCE SOUTH 69°42' WEST, A DISTANCE OF 577.71 FEET;

THENCE NORTH 37°04' EAST, A DISTANCE OF 271.63 FEET;

THENCE NORTH 21°19'30" EAST, A DISTANCE OF 382.61 FEET;

THENCE NORTH 13°03' EAST, A DISTANCE OF 317.68 FEET;

THENCE NORTH 03°57'45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH BY DEED RECORDED IN BOOK 2419 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 328 THEREOF;

THENCE SOUTH 74°25'30" EAST, A DISTANCE OF 151.51 FEET;

THENCE SOUTH 33°54'45" EAST, A DISTANCE OF 171.67 FEET;

THENCE SOUTH 76°35'45" EAST, A DISTANCE OF 134.36 FEET;

THENCE NORTH 68°49'45" EAST, A DISTANCE OF 140.18 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 11.016 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF PREPARED BY ME OR UNDER MY SUPERVISION.

2-6-2026

MITCHELL J. ADKISON, PLS 8936



10615 – APN 270-160-006 & 008 Closures
Dated 01/13/2026

PARCEL 1

North: 2254485.456' East: 6205994.578'
Segment #1 : Line
Course: N24°39'00"W Length: 85.81'
North: 2254563.447' East: 6205958.789'
Segment #2 : Line
Course: N64°33'30"W Length: 288.56'
North: 2254687.410' East: 6205698.212'
Segment #3 : Line
Course: N36°02'30"W Length: 165.07'
North: 2254820.884' East: 6205601.089'
Segment #4 : Line
Course: S71°25'15"W Length: 109.75'
North: 2254785.916' East: 6205497.059'
Segment #5 : Line
Course: S23°21'30"W Length: 137.96'
North: 2254659.262' East: 6205442.361'
Segment #6 : Line
Course: S54°08'00"W Length: 168.92'
North: 2254560.292' East: 6205305.471'
Segment #7 : Line
Course: N49°03'30"W Length: 114.28'
North: 2254635.179' East: 6205219.146'
Segment #8 : Line
Course: S81°01'00"W Length: 116.54'
North: 2254616.981' East: 6205104.036'
Segment #9 : Line
Course: N32°10'30"W Length: 162.18'
North: 2254754.254' East: 6205017.674'
Segment #10 : Line
Course: S59°59'45"W Length: 141.30'
North: 2254683.596' East: 6204895.310'
Segment #11 : Line
Course: S02°56'10"W Length: 238.32'
North: 2254445.588' East: 6204883.102'
Segment #12 : Line
Course: S11°02'30"E Length: 317.44'
North: 2254134.025' East: 6204943.899'
Segment #13 : Line
Course: S16°34'50"W Length: 226.77'
North: 2253916.684' East: 6204879.188'
Segment #14 : Line
Course: S89°47'53"E Length: 639.69'
North: 2253914.429' East: 6205518.874'

10615 – APN 270-160-006 & 008 Closures
Dated 01/13/2026

Segment #15 : Line
Course: S04°49'00"W Length: 335.42'
North: 2253580.194' East: 6205490.709'
Segment #16 : Line
Course: S82°15'00"E Length: 425.00'
North: 2253522.882' East: 6205911.827'
Segment #17 : Line
Course: N24°30'15"E Length: 267.70'
North: 2253766.471' East: 6206022.858'
Segment #18 : Line
Course: N54°49'00"E Length: 355.47'
North: 2253971.291' East: 6206313.388'
Segment #19 : Line
Course: N64°20'00"E Length: 101.15'
North: 2254015.102' East: 6206404.558'
Segment #20 : Line
Course: N02°53'00"E Length: 84.25'
North: 2254099.246' East: 6206408.796'
Segment #21 : Line
Course: N87°06'00"W Length: 242.94'
North: 2254111.537' East: 6206166.167'
Segment #22 : Line
Course: N24°39'00"W Length: 411.42'
North: 2254485.465' East: 6205994.574'
Perimeter: 5135.93' Area: 1113793.09 Sq. Ft.
Error Closure: 0.009 Course: N21°59'40"W
Error North: 0.0087 East: -0.0035
Precision 1: 570660.00
****

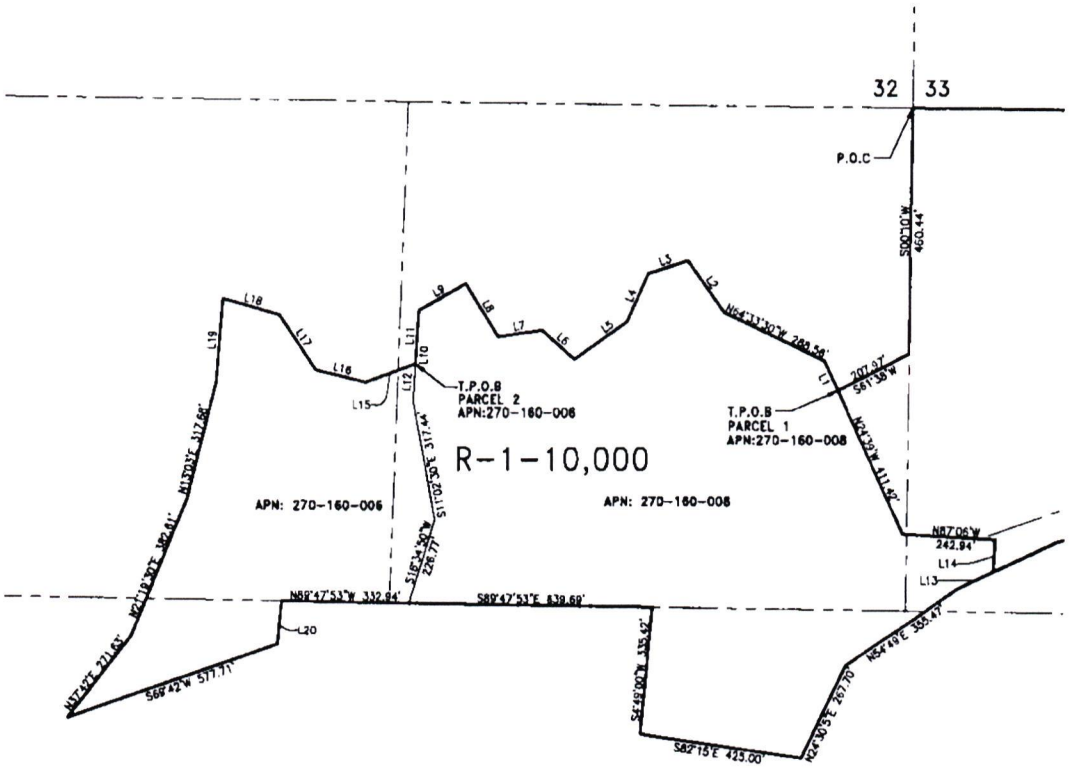
PARCEL 2
North: 2255871.029' East: 6205071.175'
Segment #1 : Line
Course: S02°56'10"W Length: 97.87'
North: 2255773.287' East: 6205066.161'
Segment #2 : Line
Course: S11°02'30"E Length: 317.44'
North: 2255461.724' East: 6205126.958'
Segment #3 : Line
Course: S16°34'50"W Length: 226.77'
North: 2255244.383' East: 6205062.247'
Segment #4 : Line
Course: N89°47'53"W Length: 332.94'
North: 2255245.557' East: 6204729.309'
Segment #5 : Line

10615 – APN 270-160-006 & 008 Closures
Dated 01/13/2026

Course: S04°41'00"W Length: 114.92'
North: 2255131.020' East: 6204719.926'
Segment #6 : Line
Course: S69°42'00"W Length: 577.71'
North: 2254930.592' East: 6204178.098'
Segment #7 : Line
Course: N37°04'00"E Length: 271.63'
North: 2255147.335' East: 6204341.821'
Segment #8 : Line
Course: N21°19'30"E Length: 382.61'
North: 2255503.749' East: 6204480.960'
Segment #9 : Line
Course: N13°03'00"E Length: 317.68'
North: 2255813.224' East: 6204552.693'
Segment #10 : Line
Course: N03°57'45"E Length: 222.01'
North: 2256034.703' East: 6204568.034'
Segment #11 : Line
Course: S74°25'30"E Length: 151.51'
North: 2255994.023' East: 6204713.981'
Segment #12 : Line
Course: S33°54'45"E Length: 171.67'
North: 2255851.556' East: 6204809.760'
Segment #13 : Line
Course: S76°35'45"E Length: 134.36'
North: 2255820.409' East: 6204940.460'
Segment #14 : Line
Course: N68°49'45"E Length: 140.18'
North: 2255871.031' East: 6205071.170'
Perimeter: 3459.30' Area: 479878.25 Sq. Ft.
Error Closure: 0.005 Course: N67°33'55"W
Error North: 0.0020 East: -0.0049
Precision 1: 691858.00

EXHIBIT "B"

SEC.32, T.3S., R.5W. S.B.B. & M.



LINE TABLE		
LINE	DISTANCE	BEARING
L1	85.81'	N24°39'W
L2	185.07'	N36°02'30"W
L3	108.75'	S71°25'15"W
L4	137.96'	S23°21'30"W
L5	188.92'	S54°08'00"W
L6	114.26'	N48°03'30"W
L7	118.54'	S81°01'00"W
L8	162.18'	N32°10'30"W
L9	141.30'	S58°59'45"W
L10	238.32'	S2°56'10"W

LINE TABLE		
LINE	DISTANCE	BEARING
L11	140.45'	S2°56'10"W
L12	97.87'	S2°56'10"W
L13	101.15'	N84°20'00"E
L14	84.25'	N2°53'00"E
L15	140.18'	N68°49'45"E
L16	134.36'	S76°35'45"E
L17	171.67'	S33°54'45"W
L18	151.51'	S74°25'30"E
L19	151.51'	N03°37'45"E
L20	114.82'	S4°41'00"W

LEGEND

R-1-10,000	ONE-FAMILY DWELLINGS 10,000 S.F. MIN.

MAP NO. 36.063

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATHEW
ZONING DISTRICT

AMENDING MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ2500002

ADOPTED BY ORDINANCE NO. 348.5051
DATE: April 14, 2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

0 200 800
100 400 800
SCALE: 1" = 200'

ASSESSOR'S PARCEL NOS: 270-160-006, 270-160-008

ORDINANCE NO. 348.5051

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36.063, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.063 Change of Zone Case No. 2500002," which map is made a part of this ordinance.

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

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

By: Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
February 23, 2026

By: _____
BRADEN HOLLY
Deputy County Counsel

APR 14 2026 3.35

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 14, 2026, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: April 14, 2026

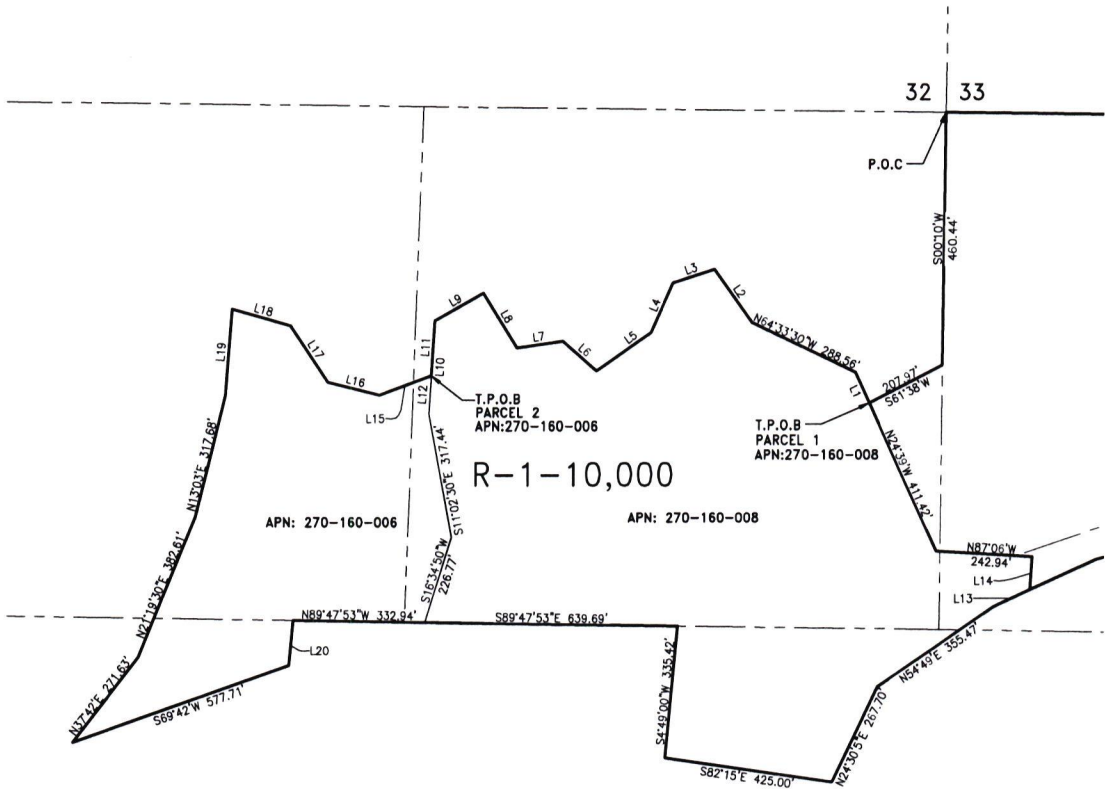
KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

04/14/2026 Item 3.35

SEC.32, T.3S., R.5W. S.B.B. & M.



LINE TABLE		
LINE	DISTANCE	BEARING
L1	85.81'	N24°39'W
L2	165.07'	N36°02'30"W
L3	109.75'	S71°25'15"W
L4	137.96'	S23°21'30"W
L5	168.92'	S54°08'00"W
L6	114.28'	N49°03'30"W
L7	116.54'	S81°01'00"W
L8	162.18'	N32°10'30"W
L9	141.30'	S59°59'45"W
L10	238.32'	S2°56'10"W

LINE TABLE		
LINE	DISTANCE	BEARING
L11	140.45'	S2°56'10"W
L12	97.87'	S2°56'10"W
L13	101.15'	N64°20'00"E
L14	84.25'	N2°53'00"E
L15	140.18'	N68°49'45"E
L16	134.36'	S76°35'45"E
L17	171.67'	S33°54'45"W
L18	151.51'	S74°25'30"E
L19	151.51'	N03°57'45"E
L20	114.92'	S4°41'00"W

LEGEND

R-1-10,000	ONE-FAMILY DWELLINGS 10,000 S.F. MIN.

MAP NO. 36.063

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATHEW
ZONING DISTRICT

AMENDING MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ2500002

ADOPTED BY ORDINANCE NO. 348.5051
DATE: APR 14 2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

0 100 200 400 600 800
SCALE: 1" = 200'

ASSESSOR'S PARCEL NOS: 270-160-006, 270-160-008

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10' WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 207.97 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AT PAGE 325 THEREOF;

THENCE NORTH 24°39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET;
THE LAST SIX COURSES AND DISTANCES FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET;

THENCE SOUTH 02°56'10" WEST, A DISTANCE OF 238.32 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE SOUTH 11°02'30" EAST, A DISTANCE OF 317.44 FEET;

THENCE SOUTH 16°34'50" WEST, A DISTANCE OF 226.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORDS OF SURVEY ON FILE IN BOOK 26, RECORDS OF SURVEY, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTH 89°47'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 639.69 FEET TO A POINT ON THE EASTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 04°49' WEST ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF 335.42 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF PARCEL 1, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24 OF RECORDS OF SURVEY AT PAGES 97 AND 98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 82°15' EAST, A DISTANCE OF 425.00 FEET;

THENCE NORTH 24°30'15" EAST, A DISTANCE OF 267.70 FEET;

THENCE NORTH 54°49' EAST, A DISTANCE OF 355.47 FEET;

THENCE NORTH 64°20' EAST, A DISTANCE OF 101.15 FEET TO A POINT ON SAID NORTHERLY BOUNDARY LINE;

THE LAST FOUR COURSES AND DISTANCES FOLLOW SAID NORTHERLY BOUNDARY LINE;

THENCE NORTH 02°53' EAST, A DISTANCE OF 84.25 FEET;

THENCE NORTH 87°06' WEST, A DISTANCE OF 242.94 FEET;

THENCE NORTH 24°39' WEST, A DISTANCE OF 411.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 25.569 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 00°10' WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 207.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 325 THEREOF;

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THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET;
THE LAST SIX COURSES AND DISTANCES FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET;

THENCE SOUTH 02°56'10" WEST, A DISTANCE OF 140.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 02°56'10" WEST, A DISTANCE OF 97.87 FEET;

THENCE SOUTH 11°02'30" EAST, A DISTANCE OF 317.44 FEET;

THENCE SOUTH 16°34'50" WEST, A DISTANCE OF 226.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTH 89°47'53" WEST ALONG SAID NORTH LINE, A DISTANCE OF 332.94 FEET TO A POINT ON THE WESTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID MAP;

THENCE SOUTH 04°41' WEST ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 114.92 FEET TO A POINT THEREON;

THENCE SOUTH 69°42' WEST, A DISTANCE OF 577.71 FEET;

THENCE NORTH 37°04' EAST, A DISTANCE OF 271.63 FEET;

THENCE NORTH 21°19'30" EAST, A DISTANCE OF 382.61 FEET;

THENCE NORTH 13°03' EAST, A DISTANCE OF 317.68 FEET;

THENCE NORTH 03°57'45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH BY DEED RECORDED IN BOOK 2419 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 328 THEREOF;

THENCE SOUTH 74°25'30" EAST, A DISTANCE OF 151.51 FEET;

THENCE SOUTH 33°54'45" EAST, A DISTANCE OF 171.67 FEET;

THENCE SOUTH 76°35'45" EAST, A DISTANCE OF 134.36 FEET;

THENCE NORTH 68°49'45" EAST, A DISTANCE OF 140.18 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 11.016 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF PREPARED BY ME OR UNDER MY SUPERVISION.

2-6-2026

MITCHELL J. ADKISON, PLS 8936



10615 – APN 270-160-006 & 008 Closures
Dated 01/13/2026

PARCEL 1

North: 2254485.456' East: 6205994.578'
Segment #1 : Line
Course: N24°39'00"W Length: 85.81'
North: 2254563.447' East: 6205958.789'
Segment #2 : Line
Course: N64°33'30"W Length: 288.56'
North: 2254687.410' East: 6205698.212'
Segment #3 : Line
Course: N36°02'30"W Length: 165.07'
North: 2254820.884' East: 6205601.089'
Segment #4 : Line
Course: S71°25'15"W Length: 109.75'
North: 2254785.916' East: 6205497.059'
Segment #5 : Line
Course: S23°21'30"W Length: 137.96'
North: 2254659.262' East: 6205442.361'
Segment #6 : Line
Course: S54°08'00"W Length: 168.92'
North: 2254560.292' East: 6205305.471'
Segment #7 : Line
Course: N49°03'30"W Length: 114.28'
North: 2254635.179' East: 6205219.146'
Segment #8 : Line
Course: S81°01'00"W Length: 116.54'
North: 2254616.981' East: 6205104.036'
Segment #9 : Line
Course: N32°10'30"W Length: 162.18'
North: 2254754.254' East: 6205017.674'
Segment #10 : Line
Course: S59°59'45"W Length: 141.30'
North: 2254683.596' East: 6204895.310'
Segment #11 : Line
Course: S02°56'10"W Length: 238.32'
North: 2254445.588' East: 6204883.102'
Segment #12 : Line
Course: S11°02'30"E Length: 317.44'
North: 2254134.025' East: 6204943.899'
Segment #13 : Line
Course: S16°34'50"W Length: 226.77'
North: 2253916.684' East: 6204879.188'
Segment #14 : Line
Course: S89°47'53"E Length: 639.69'
North: 2253914.429' East: 6205518.874'

Segment #15 : Line
Course: S04°49'00"W Length: 335.42'
North: 2253580.194' East: 6205490.709'
Segment #16 : Line
Course: S82°15'00"E Length: 425.00'
North: 2253522.882' East: 6205911.827'
Segment #17 : Line
Course: N24°30'15"E Length: 267.70'
North: 2253766.471' East: 6206022.858'
Segment #18 : Line
Course: N54°49'00"E Length: 355.47'
North: 2253971.291' East: 6206313.388'
Segment #19 : Line
Course: N64°20'00"E Length: 101.15'
North: 2254015.102' East: 6206404.558'
Segment #20 : Line
Course: N02°53'00"E Length: 84.25'
North: 2254099.246' East: 6206408.796'
Segment #21 : Line
Course: N87°06'00"W Length: 242.94'
North: 2254111.537' East: 6206166.167'
Segment #22 : Line
Course: N24°39'00"W Length: 411.42'
North: 2254485.465' East: 6205994.574'
Perimeter: 5135.93' Area: 1113793.09 Sq. Ft.
Error Closure: 0.009 Course: N21°59'40"W
Error North: 0.0087 East: -0.0035
Precision 1: 570660.00
****

PARCEL 2
North: 2255871.029' East: 6205071.175'
Segment #1 : Line
Course: S02°56'10"W Length: 97.87'
North: 2255773.287' East: 6205066.161'
Segment #2 : Line
Course: S11°02'30"E Length: 317.44'
North: 2255461.724' East: 6205126.958'
Segment #3 : Line
Course: S16°34'50"W Length: 226.77'
North: 2255244.383' East: 6205062.247'
Segment #4 : Line
Course: N89°47'53"W Length: 332.94'
North: 2255245.557' East: 6204729.309'
Segment #5 : Line

10615 – APN 270-160-006 & 008 Closures
Dated 01/13/2026

Course: S04°41'00"W Length: 114.92'
North: 2255131.020' East: 6204719.926'
Segment #6 : Line
Course: S69°42'00"W Length: 577.71'
North: 2254930.592' East: 6204178.098'
Segment #7 : Line
Course: N37°04'00"E Length: 271.63'
North: 2255147.335' East: 6204341.821'
Segment #8 : Line
Course: N21°19'30"E Length: 382.61'
North: 2255503.749' East: 6204480.960'
Segment #9 : Line
Course: N13°03'00"E Length: 317.68'
North: 2255813.224' East: 6204552.693'
Segment #10 : Line
Course: N03°57'45"E Length: 222.01'
North: 2256034.703' East: 6204568.034'
Segment #11 : Line
Course: S74°25'30"E Length: 151.51'
North: 2255994.023' East: 6204713.981'
Segment #12 : Line
Course: S33°54'45"E Length: 171.67'
North: 2255851.556' East: 6204809.760'
Segment #13 : Line
Course: S76°35'45"E Length: 134.36'
North: 2255820.409' East: 6204940.460'
Segment #14 : Line
Course: N68°49'45"E Length: 140.18'
North: 2255871.031' East: 6205071.170'
Perimeter: 3459.30' Area: 479878.25 Sq. Ft.
Error Closure: 0.005 Course: N67°33'55"W
Error North: 0.0020 East: -0.0049
Precision 1: 691858.00

ORDINANCE NO. 348.5052

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Ramona District Zoning Plan Map No. 32.041, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Ramona District, Map No. 32.041 Change of Zone Case No. 2200028," which map is made a part of this ordinance.

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

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

By: Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
April 1, 2026

By: _____
BRADEN HOLLY
Deputy County Counsel

APR 14 2026 3.35

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 14, 2026, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

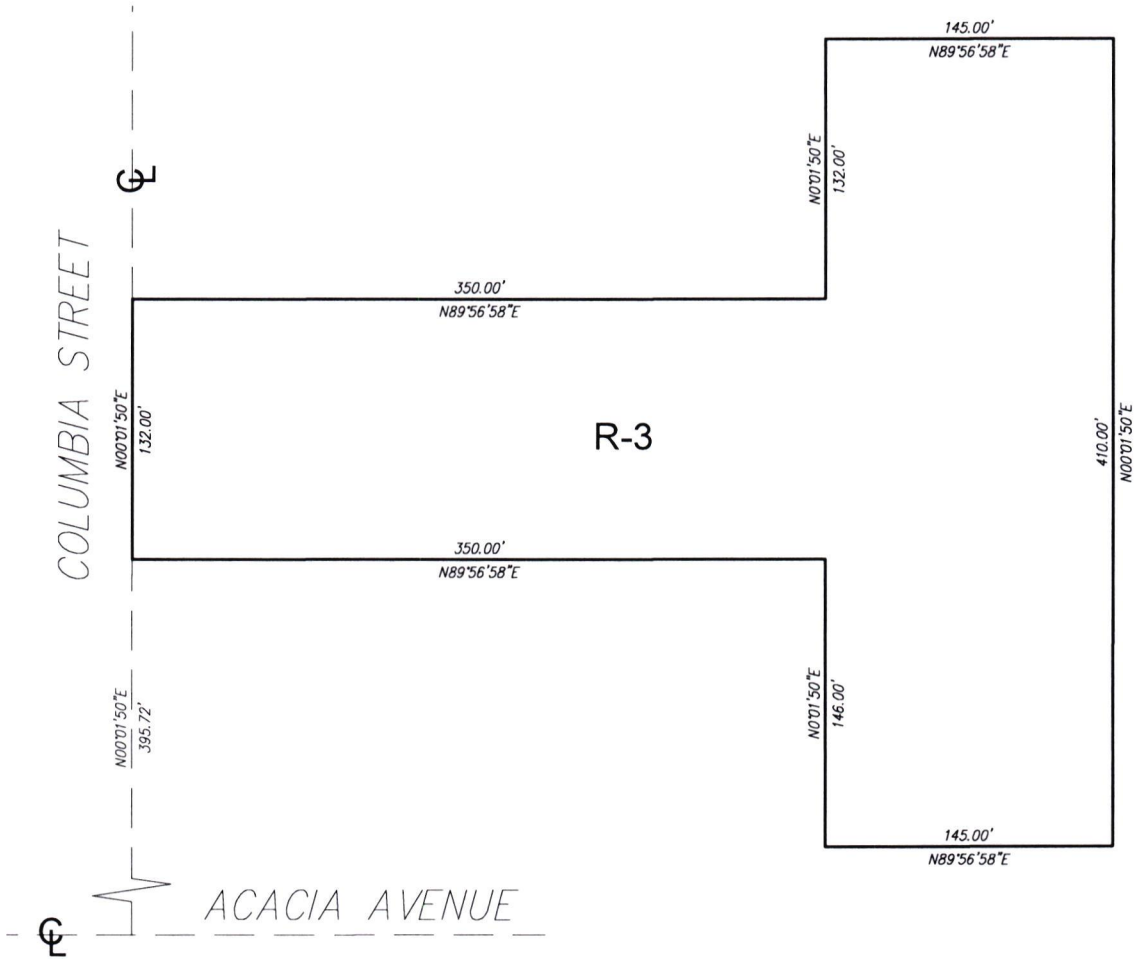
DATE: April 14, 2026

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

SEC. 12 T.5S., R. 1W. S.B.M.



R - 3 GENERAL RESIDENTIAL

MAP NO. 32.041

CHANGE OF OFFICIAL ZONING PLAN

RAMONA DISTRICT

CHANGE OF ZONE CASE NO 2200028

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348. 5052

(DATE): 04/14/2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

0 40' 80'

SCALE IN FEET

APN: 438-220-002

ORDINANCE NO. 348.5053

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2520, Change of Zone Case No. 2000016" which map is made a part of this ordinance.

Section 2. 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;

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY DATE 4/10/26

APR 14 2026 3.35

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 S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
April 1, 2026

By: _____
BRADEN HOLLY
Deputy County Counsel

APR 14 2026 3.35

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 14, 2026, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: April 14, 2026

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

04/14/2026 Item 3.35

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN'S: 393-150-001 THROUGH 393-150-075)

LOTS 1 THROUGH 75, INCLUSIVE AND LETTERED LOTS "A" THROUGH "I", INCLUSIVE OF TRACT NO. 31485, IN THE COUNTY OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 426, PAGES 42 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: (APN'S: 393-290-001 THROUGH 393-290-055 AND 393-280-001 THROUGH 393-280-087)

LOTS 1 THROUGH 140, INCLUSIVE AND LETTERED LOTS "A" THROUGH "H", INCLUSIVE, OF TRACT NO. 31210, IN THE COUNTY OF RIVERSIDE AS SHOWN ON MAP RECORDED IN BOOK 426, PAGES 73 THROUGH 84, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: (APN'S: 393-180-004, 393-180-005, 393-180-007, 393-250-001 THROUGH 393-250-041 AND 393-260-001 THROUGH 393-260-068)

LOTS 1 THROUGH 109, INCLUSIVE, LOT 111 AND LETTERED LOTS "A" THROUGH "I", INCLUSIVE, OF TRACT NO. 31210-1, IN THE COUNTY OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 426, PAGES 51 THROUGH 63, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL D: (APN'S: 393-180-010, 393-270-001 THROUGH 393-270-027, 393-300-001 THROUGH 393-300-028)

LOTS 1 THROUGH 54, INCLUSIVE AND LETTERED LOTS "A" THROUGH "D", INCLUSIVE, OF TRACT NO. 31210-2, IN THE COUNTY OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 426, PAGES 64 THROUGH 72, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL E: (APN'S: 393-180-006 AND 393-180-008)

LOTS 110 AND 112 OF TRACT NO. 31210-1, IN THE COUNTY OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 426, PAGES 51 THROUGH 63, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES

TEMESCAL WATER COMPANY, A CORPORATION, HOLDER OF A RIGHT OF WAY AS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, IRRIGATION AND DOMESTIC USE PURPOSES PER DOCUMENT RECORDED DECEMBER 26, 1895 IN BOOK 28 PAGE 385 OF DEEDS. (CANNOT BE PLOTTED FROM RECORD).
DISPOSITION: NON- PLOTTABLE, TO REMAIN

AN AGREEMENT EXECUTED BY C.W BEAN AND MAUDE R.BEAN, HIS WIFE, AND TEMESCAL WATER COMPANY, DATED MARCH 24, 1924, RECORDED APRIL 9, 1924 IN BOOK 603, PAGE 151 OF DEEDS, RIVERSIDE COUNTY RECORDS, FOR THE CONSTRUCTION OF A DRAINAGE SYSTEM ACROSS SAID PROPERTY ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY KINGSBURY SANBORN, CIVIL ENGINEER; THE TEMESCAL WATER COMPANY SHALL HAVE THE PERPETUAL RIGHT TO ALL WATER FLOWING IN SAID DRAINAGE SYSTEM AND TO ALL WATER DRAINED FROM THE LAND OF THE FIRST PART.
DISPOSITION: NON- PLOTTABLE, TO REMAIN

1. THE FACT THAT SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE FREEWAY ABUTTING SAID LAND, SAID RIGHTS BEING RELINQUISHED BY A DOCUMENT RECORDED FEBRUARY 20, 1979, AS INST. NO. 34391 & INST. NO. 221269 RECORDED 11-7-77, OF OFFICIAL RECORDS.
DISPOSITION: REMAINS, NO FREEWAY ACCESS
2. AN EASEMENT RESERVED BY THE STATE OF CALIFORNIA FOR UTILITY PURPOSES AS RECORDED FEBRUARY 20, 1979, AS INST. NO. 34391 OF OFFICIALS RECORDS.
DISPOSITION: TO REMAIN
3. AN EASEMENT RESERVED BY THE STATE OF CALIFORNIA FOR PIPELINE PURPOSES AS RECORDED FEBRUARY 20, 1979 AS INST NO. 34391, OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
4. COUNTY OF RIVERSIDE HOLDER OF AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES RECORDED MARCH 26, 1986, AS INST. NO. 86-69413 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
5. AN EASEMENT RESERVED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS RECORDED MARCH 10, 2005, AS INST. NO. 05-192028, OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
6. GEORGE OWEN BROWN, JANET MARIE CRONKITE, GEORGE D. BROWN AND THEIR SUCCESSORS AND ASSIGNS HOLDERS OF AN EASEMENT FOR "DRAINAGE, GRADING AND SLOPE PURPOSES PER EASEMENT DEED" RECORDED MARCH 10, 2005, AS INST. NO. 05-192026 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
7. SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 22, 1977 AS INST. NO. 140154 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
8. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT HOLDER OF AN EASEMENT FOR CONSTRUCTION, USE AND MAINTENANCE OF AN ACCESS ROAD AND ALL APPURTENANT SLOPES PER DOCUMENT RECORDED NOVEMBER 14, 2003 AS INST. NO. 2003-900372 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
9. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT HOLDER OF AN EASEMENT FOR ACCEPTING DRAINAGE AND FLOWAGE FROM STORM DRAIN IMPROVEMENTS AND NATURAL WATER COURSES OF UPSTREAM PROPERTIES PER DOCUMENT RECORDED NOVEMBER 14, 2003 AS INST. 2003-900373 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
10. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT HOLDER OF AN EASEMENT FOR THE PURPOSE OF ACCEPTING DRAINAGE AND FLOWAGE FROM THE STORM DRAIN IMPROVEMENTS AND NATURAL WATER COURSES OF UPSTREAM PROPERTIES PER DOCUMENT RECORDED SEPTEMBER 2, 1992 AS INST. NO. 330897 OF OFFICIAL RECORDS.
DISPOSITION: TO REMAIN
11. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690439 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
12. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690432 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
13. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690434 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
14. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690435 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
15. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690436 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
16. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690437 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
17. EVMWD HOLDER OF AN EASEMENT FOR WATER, RECYCLED WATER AND SEWER PURPOSES, RECORDED NOVEMBER 14, 2007, AS INST. NO. 2007-0690438 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY EVMWD IN CONJUNCTION WITH RECORDATION OF THE REVERSION TO ACREAGE MAP.
18. AN EASEMENT RESERVED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS RECORDED JUNE 11, 2008, AS INST. NO. 2008-0319216 OF OFFICIAL RECORDS.
DISPOSITION: TO BE QUITCLAIMED BY SCE AN CONJUNCTION WITH ONSITE DEVELOPMENT (RULE 20).
19. PENDING COURT ACTION BY SOUTHERN CALIFORNIA EDISON VS RICHARD HAVEN-VISSER, LLC IN RIVERSIDE SUPERIOR COURT FOR POWER POLE EASEMENTS AND ACCESS AS RECORDED ON MARCH 3, 2021, AS INST. NO. 2021-0136670 OF OFFICIAL RECORDS.
DISPOSITION: PERMANENT EASEMENT IN FAVOR OF SCE TO BE CREATED PENDING RESOLUTION OF THIS COURT ACTION.

NOTE: ALL EXISTING LOTS, ROADWAY DEDICATIONS AND EASEMENTS THAT WERE CREATED THROUGH THE RECORDATION OF TRACTS 31485, 31210-1, 31210-2 AND 31210 SHALL BE ELIMINATED PER THE RECORDATION OF PARCEL MAP 38670, PRIOR TO DEVELOPMENT OF THIS PROPERTY.

NOTE: ALL EXISTING EASEMENTS IN FAVOR OF EVMWD THAT ARE ASSOCIATED WITH THE RESIDENTIAL DEVELOPMENT OF TRACTS 31485, 31210-1, 31210-2 AND 31210 SHALL BE QUITCLAIMED BY EVMWD PRIOR TO, OR IN CONJUNCTION WITH, THE RECORDATION OF PARCEL MAP NO. 38670.

UTILITIES AND SERVICES

AGENCY SERVING THE AREA		FACILITY PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE:	SPECTRUM	YES
CABLE TV:	AT&T BROADBAND	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	YES
SOLID WASTE:	WM (WASTE MANAGEMENT)	YES

FLOOD PLAIN DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06065C2006G, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.

ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ASSESSOR'S PARCEL NUMBERS

393-150-001 THROUGH 393-150-075, 393-180-004 THROUGH 393-180-008, 393-180-010,
393-250-001 THROUGH 393-250-041, 393-260-001 THROUGH 393-260-068,
393-270-001 THROUGH 393-270-027, 393-280-001 THROUGH 393-280-087,
393-290-001 THROUGH 393-290-055, 393-300-001 THROUGH 393-300-028

ACREAGE

GROSS AREA: 157.41 ACRES
NET AREA: 157.03 ACRES

EXISTING LAND USE

MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE

BUSINESS PARK, LIGHT INDUSTRIAL, OPEN SPACE CONSERVATION, AND OPEN SPACE CONSERVATION HABITAT

EXISTING ZONING

SP ZONE, CZ NUMBER 7250

PROPOSED ZONING

SP ZONE, SP PLAN 333 AMENDMENT NO. 1

EXISTING STRUCTURES

THERE IS NO EVIDENCE OF EXISTING BUILDINGS OR STRUCTURES

APPLICANT - REPRESENTATIVE

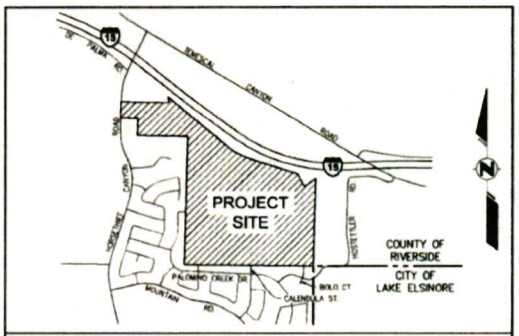
RICHLAND VENTURES, INC.
3161 MICHELSON DR., SUITE 425
IRVINE, CA 92612
PHONE: (949) 698-2191
CONTACT: BRIAN HARDY

OWNER

RICH HAVEN-VISSER, LLC AND
HILL COUNTRY S.A., LTD
C/O RICHLAND VENTURES, INC.
3161 MICHELSON DR., SUITE 425
IRVINE, CA 92612
PHONE: (949) 698-2191
CONTACT: BRIAN HARDY

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9152
CONTACT: RICKY VENTURA
EMAIL: RICKY.VENTURA@RTMEC.COM



VICINITY MAP
NOT TO SCALE

MAP NO. 2.2520

CHANGE OF OFFICIAL ZONING PLAN

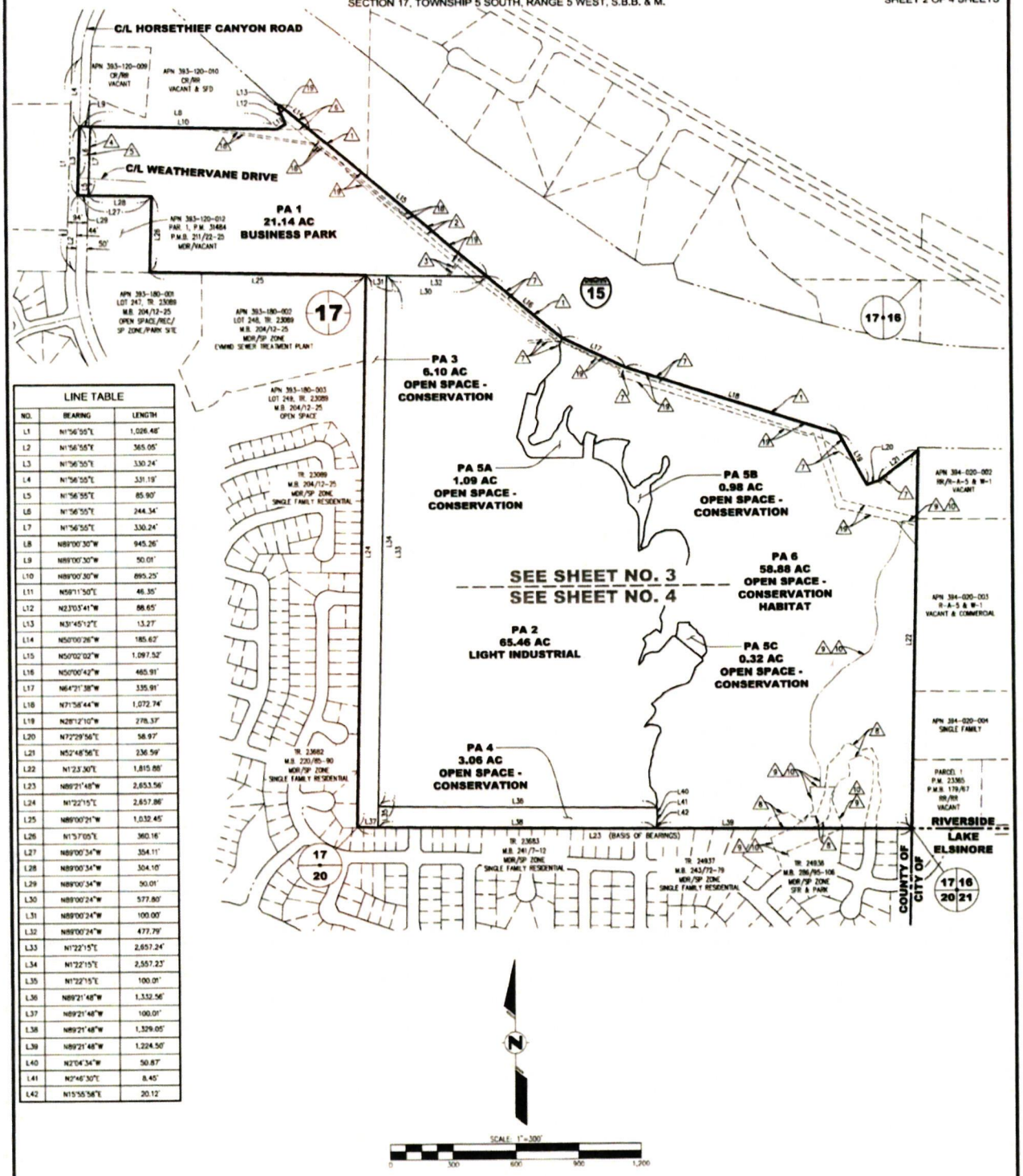
ALBERHILL ZONING DISTRICT

CHANGE OF ZONE CASE NO. 2000016
AMENDING ORDINANCE NO. ____
ADOPTED BY ORDINANCE NO. 348.5053
(DATE:) APRIL 14, 2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.B. & M.

SHEET 2 OF 4 SHEETS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N1°56'55"E	1,026.48'
L2	N1°56'55"E	365.05'
L3	N1°56'55"E	330.24'
L4	N1°56'55"E	331.19'
L5	N1°56'55"E	85.90'
L6	N1°56'55"E	244.34'
L7	N1°56'55"E	330.24'
L8	N89°00'30"W	945.26'
L9	N89°00'30"W	50.01'
L10	N89°00'30"W	895.25'
L11	N59°11'50"E	46.35'
L12	N23°03'41"W	88.65'
L13	N31°45'12"E	13.27'
L14	N50°00'26"W	185.62'
L15	N50°02'02"W	1,097.52'
L16	N50°00'42"W	465.91'
L17	N64°21'38"W	335.91'
L18	N71°58'44"W	1,072.74'
L19	N28°12'10"W	276.37'
L20	N73°29'56"E	58.97'
L21	N52°48'56"E	236.59'
L22	N1°23'30"E	1,815.88'
L23	N89°21'48"W	2,653.56'
L24	N1°22'15"E	2,657.86'
L25	N89°00'21"W	1,032.45'
L26	N1°57'05"E	360.16'
L27	N89°00'34"W	354.11'
L28	N89°00'34"W	304.10'
L29	N89°00'34"W	50.01'
L30	N89°00'24"W	577.80'
L31	N89°00'24"W	100.00'
L32	N89°00'24"W	477.79'
L33	N1°22'15"E	2,657.24'
L34	N1°22'15"E	2,557.23'
L35	N1°22'15"E	100.01'
L36	N89°21'48"W	1,332.56'
L37	N89°21'48"W	100.01'
L38	N89°21'48"W	1,329.05'
L39	N89°21'48"W	1,224.50'
L40	N2°04'34"W	50.87'
L41	N2°46'30"E	8.45'
L42	N15°55'58"E	20.12'

MAP NO. 2.2520

CHANGE OF OFFICIAL ZONING PLAN

ALBERHILL ZONING DISTRICT

CHANGE OF ZONE CASE NO. 2000016
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. 348.5053
(DATE:) APRIL 14, 2026

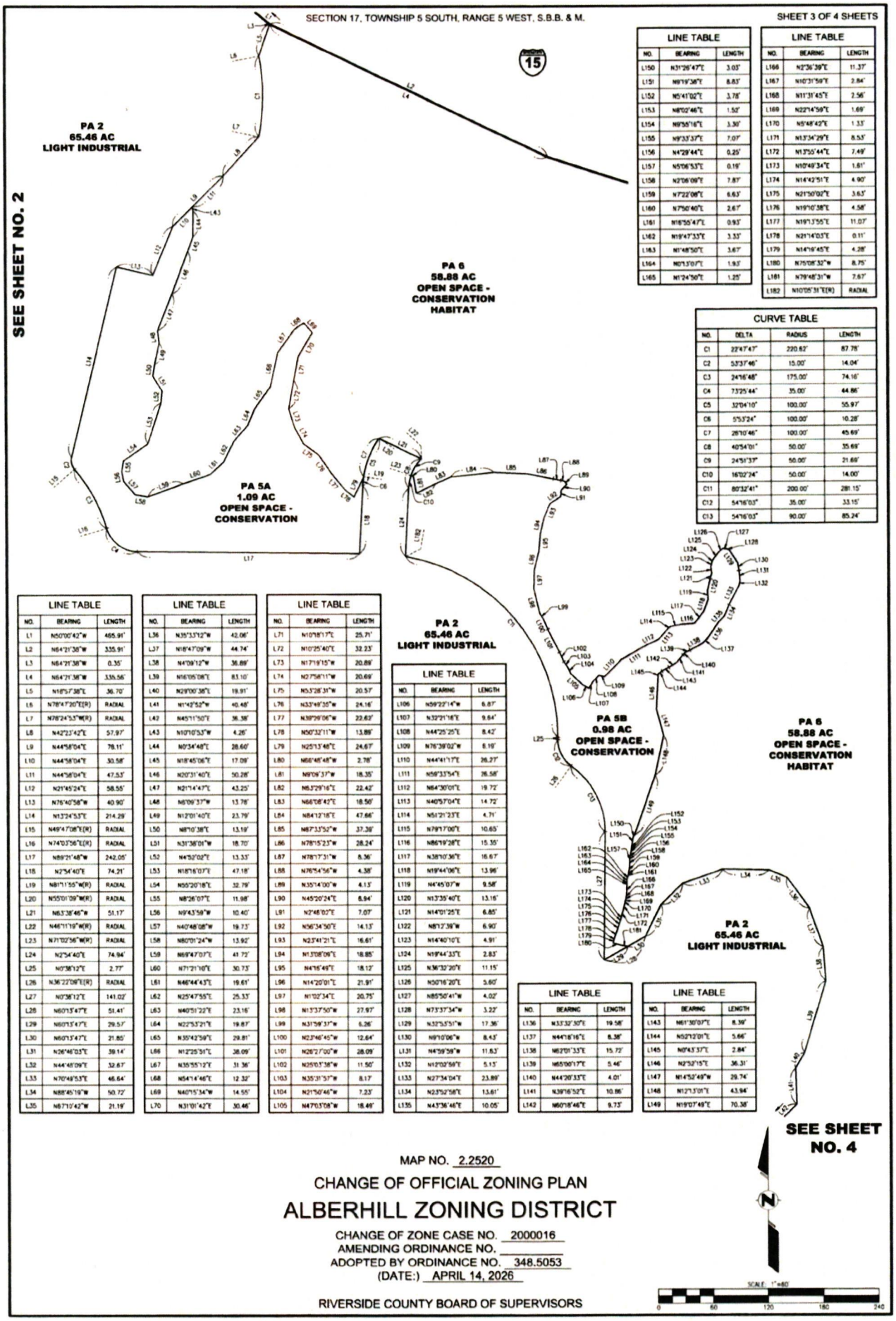
RIVERSIDE COUNTY BOARD OF SUPERVISORS

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.B. & M., AS SHOWN ON TENTATIVE PARCEL MAP NO. 38670, BEING N89°21'48"W.

SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.B. & M.

SHEET 3 OF 4 SHEETS



LINE TABLE		
NO.	BEARING	LENGTH
L150	N31°26'47"E	3.03'
L151	N9°19'38"E	8.83'
L152	N5°41'02"E	3.78'
L153	N8°02'46"E	1.52'
L154	N9°55'16"E	3.30'
L155	N9°33'37"E	7.07'
L156	N4°28'44"E	0.25'
L157	N5°06'53"E	0.19'
L158	N2°06'09"E	7.87'
L159	N7°22'08"E	6.63'
L160	N7°50'40"E	2.67'
L161	N16°55'47"E	0.93'
L162	N19°47'33"E	3.33'
L163	N1°48'50"E	3.67'
L164	N0°1'37"E	1.93'
L165	N1°24'50"E	1.25'

LINE TABLE		
NO.	BEARING	LENGTH
L166	N2°36'39"E	11.37'
L167	N10°31'59"E	2.84'
L168	N11°31'45"E	2.56'
L169	N22°14'59"E	1.69'
L170	N5°48'42"E	1.33'
L171	N13°34'29"E	8.53'
L172	N13°55'44"E	7.49'
L173	N10°49'34"E	1.61'
L174	N14°42'51"E	4.90'
L175	N21°50'02"E	3.63'
L176	N19°10'38"E	4.58'
L177	N19°13'55"E	11.03'
L178	N21°14'03"E	0.11'
L179	N14°19'45"E	4.28'
L180	N75°08'32"W	8.75'
L181	N79°48'31"W	7.67'
L182	N10°05'31"E(R)	RADIAL

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	22°47'47"	220.62'	87.78'
C2	53°37'46"	15.00'	14.04'
C3	24°16'48"	175.00'	74.16'
C4	73°25'44"	35.00'	44.86'
C5	32°04'10"	100.00'	55.97'
C6	5°53'24"	100.00'	10.28'
C7	26°10'46"	100.00'	45.69'
C8	40°54'01"	50.00'	35.69'
C9	24°51'37"	50.00'	21.69'
C10	16°02'24"	50.00'	14.00'
C11	80°32'41"	200.00'	281.15'
C12	54°16'03"	35.00'	33.15'
C13	54°16'03"	90.00'	85.24'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N50°00'42"W	465.91'
L2	N64°21'38"W	335.91'
L3	N64°21'38"W	0.35'
L4	N64°21'38"W	335.56'
L5	N18°57'38"E	36.70'
L6	N78°47'20"E(R)	RADIAL
L7	N78°24'53"W(R)	RADIAL
L8	N42°23'42"E	57.97'
L9	N44°58'04"E	78.11'
L10	N44°58'04"E	30.58'
L11	N44°58'04"E	47.53'
L12	N21°45'24"E	58.55'
L13	N76°40'58"W	40.90'
L14	N13°24'53"E	214.29'
L15	N49°47'08"E(R)	RADIAL
L16	N74°03'56"E(R)	RADIAL
L17	N89°21'48"W	242.05'
L18	N2°54'40"E	74.21'
L19	N81°11'55"W(R)	RADIAL
L20	N55°01'09"W(R)	RADIAL
L21	N63°38'46"W	51.17'
L22	N46°11'19"W(R)	RADIAL
L23	N71°02'56"W(R)	RADIAL
L24	N2°54'40"E	74.94'
L25	N0°38'12"E	2.77'
L26	N36°22'08"E(R)	RADIAL
L27	N0°38'12"E	141.02'
L28	N60°13'47"E	51.41'
L29	N60°13'47"E	29.57'
L30	N60°13'47"E	21.85'
L31	N26°46'03"E	39.14'
L32	N44°48'09"E	32.67'
L33	N70°48'53"E	46.64'
L34	N88°45'19"W	50.72'
L35	N67°10'42"W	21.19'

LINE TABLE		
NO.	BEARING	LENGTH
L36	N35°33'12"W	42.06'
L37	N16°47'09"W	44.74'
L38	N4°09'12"W	36.89'
L39	N16°05'08"E	83.10'
L40	N29°00'38"E	19.91'
L41	N1°42'52"W	40.48'
L42	N45°11'50"E	36.38'
L43	N10°10'53"W	4.26'
L44	N0°34'48"E	28.60'
L45	N18°45'06"E	17.09'
L46	N20°31'40"E	50.28'
L47	N21°14'47"E	43.25'
L48	N6°09'37"W	13.78'
L49	N12°01'40"E	23.79'
L50	N8°10'38"E	13.19'
L51	N31°38'01"W	18.70'
L52	N4°52'02"E	13.33'
L53	N18°16'07"E	47.18'
L54	N55°20'18"E	32.79'
L55	N8°26'07"E	11.98'
L56	N9°43'59"W	10.40'
L57	N40°48'08"W	19.73'
L58	N80°01'24"W	13.92'
L59	N69°47'07"E	41.72'
L60	N71°21'10"E	30.73'
L61	N46°44'43"E	19.61'
L62	N25°47'55"E	25.33'
L63	N40°51'22"E	23.16'
L64	N22°53'21"E	19.87'
L65	N35°42'59"E	29.81'
L66	N12°25'51"E	38.09'
L67	N35°55'12"E	31.36'
L68	N54°14'46"E	12.32'
L69	N40°15'34"W	14.55'
L70	N31°01'42"E	30.46'

LINE TABLE		
NO.	BEARING	LENGTH
L71	N10°18'17"E	25.71'
L72	N10°25'40"E	32.23'
L73	N17°19'15"W	20.89'
L74	N2°7'56"11"W	20.69'
L75	N5°3'28.31"W	20.57'
L76	N33°49'35"W	24.16'
L77	N39°29'06"W	22.62'
L78	N50°32'11"W	13.89'
L79	N25°13'46"E	24.67'
L80	N66°46'48"W	2.78'
L81	N9°09'37"W	18.35'
L82	N5°3'29"16"E	22.42'
L83	N66°08'42"E	18.50'
L84	N84°12'16"E	47.66'
L85	N87°33'52"W	37.39'
L86	N78°15'23"W	28.24'
L87	N78°17'31"W	8.36'
L88	N76°54'56"W	4.38'
L89	N35°14'00"W	4.13'
L90	N45°20'24"E	8.94'
L91	N2°48'02"E	7.07'
L92	N56°34'50"E	14.13'
L93	N23°41'21"E	16.61'
L94	N1°08'09"E	18.85'
L95	N4°16'49"E	18.12'
L96	N14°20'01"E	21.91'
L97	N1°02'34"E	20.75'
L98	N13°37'50"W	27.97'
L99	N31°59'37"W	6.26'
L100	N23°46'45"W	12.64'
L101	N26°2'7"00"W	28.09'
L102	N25°0'5"36"W	11.50'
L103	N35°31'57"W	8.17'
L104	N21°50'46"W	7.23'
L105	N47°0'5"08"W	18.49'

LINE TABLE		
NO.	BEARING	LENGTH
L106	N59°22'14"W	6.87'
L107	N33°21'16"E	9.64'
L108	N44°25'25"E	8.42'
L109	N76°39'02"W	8.19'
L110	N44°41'17"E	26.27'
L111	N59°33'54"E	26.58'
L112	N64°30'01"E	19.72'
L113	N40°57'04"E	14.72'
L114	N51°21'23"E	4.71'
L115	N79°17'00"E	10.65'
L116	N86°19'28"E	15.35'
L117	N38°10'36"E	16.67'
L118	N19°44'06"E	13.99'
L119	N4°45'07"W	9.58'
L120	N13°35'40"E	13.16'
L121	N14°01'25"E	6.85'
L122	N8°17'39"W	6.90'
L123	N14°40'10"E	4.91'
L124	N19°44'33"E	2.83'
L125	N36°32'20"E	11.15'
L126	N50°16'20"E	5.60'
L127	N85°50'41"W	4.02'
L128	N73°37'34"W	3.22'
L129	N32°53'51"W	17.36'
L130	N9°10'06"W	8.43'
L131	N4°59'58"W	11.63'
L132	N12°02'56"E	5.13'
L133	N27°34'04"E	23.89'
L134	N23°52'58"E	13.61'
L135	N43°36'46"E	10.05'

LINE TABLE		
NO.	BEARING	LENGTH
L136	N33°32'30"E	19.58'
L137	N44°18'16"E	8.38'
L138	N62°01'33"E	15.72'
L139	N65°06'17"E	5.46'
L140	N44°26'33"E	4.01'
L141	N39°16'52"E	10.86'
L142	N60°18'46"E	9.73'

LINE TABLE		
NO.	BEARING	LENGTH
L143	N61°30'07"E	8.39'
L144	N52°12'01"E	5.66'
L145	N0°43'37"E	2.84'
L146	N2°52'15"E	36.31'
L147	N14°52'49"W	29.74'
L148	N12°1'3"01"E	43.94'
L149	N19°07'49"E	70.38'

MAP NO. 2.2520

CHANGE OF OFFICIAL ZONING PLAN

ALBERHILL ZONING DISTRICT

CHANGE OF ZONE CASE NO. 2000016
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. 348.5053
(DATE:) APRIL 14, 2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

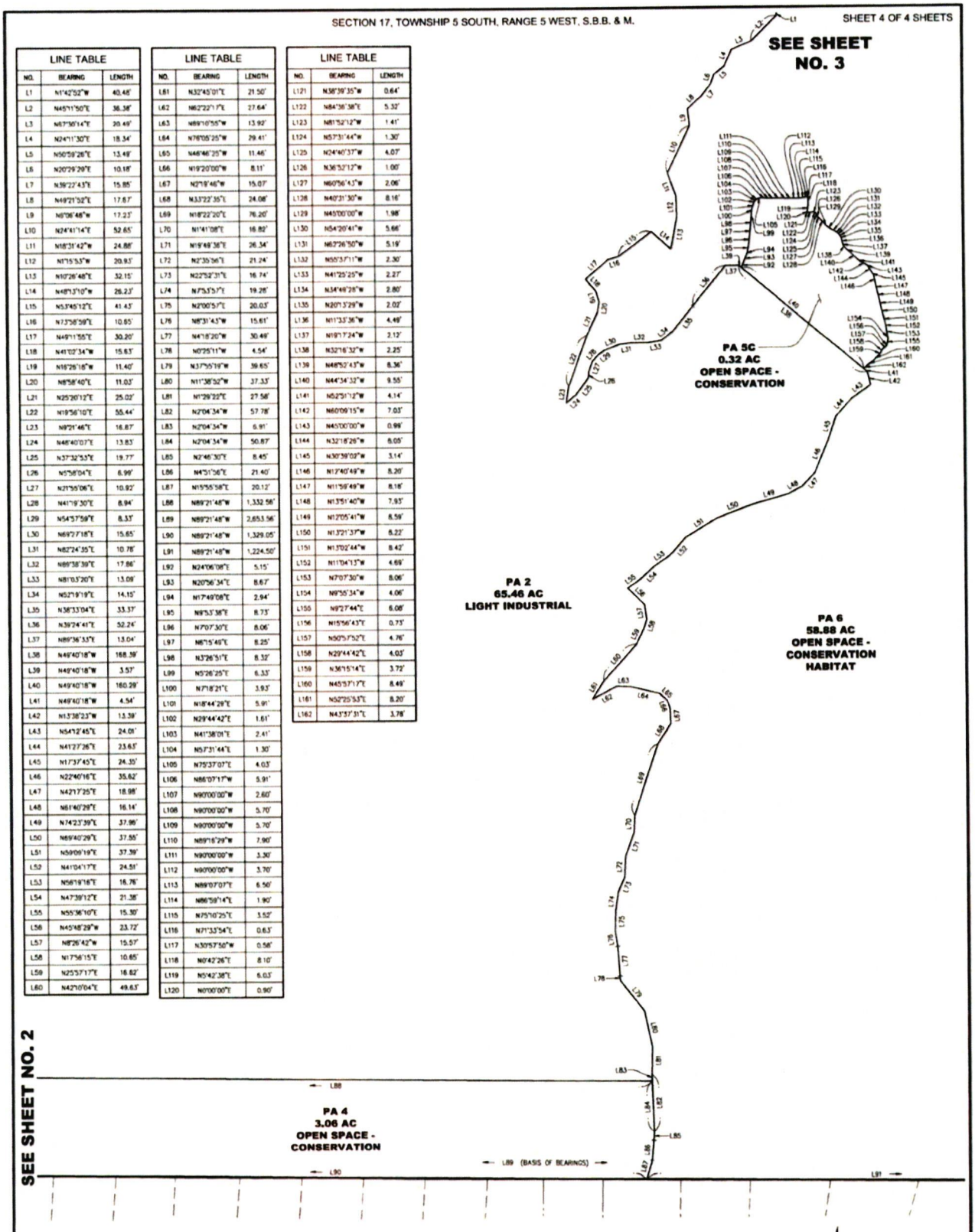
SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.B. & M.

SHEET 4 OF 4 SHEETS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N1°42'52"W	40.46'
L2	N45°11'50"E	36.36'
L3	N67°50'14"E	30.49'
L4	N24°11'30"E	18.34'
L5	N50°59'26"E	13.49'
L6	N20°29'29"E	10.18'
L7	N39°22'43"E	15.85'
L8	N49°21'52"E	17.67'
L9	N6°06'48"W	17.23'
L10	N24°41'14"E	52.65'
L11	N18°31'42"W	24.88'
L12	N1°15'53"W	20.93'
L13	N10°26'48"E	32.15'
L14	N48°13'10"W	26.23'
L15	N53°45'12"E	41.43'
L16	N73°58'39"E	10.65'
L17	N49°11'55"E	30.20'
L18	N41°02'34"W	15.63'
L19	N16°26'16"W	11.40'
L20	N8°58'40"E	11.03'
L21	N25°20'12"E	25.02'
L22	N19°56'10"E	55.44'
L23	N9°21'46"E	16.87'
L24	N46°40'07"E	13.83'
L25	N37°32'53"E	19.77'
L26	N5°56'04"E	6.99'
L27	N21°55'06"E	10.92'
L28	N41°9'30"E	8.94'
L29	N54°57'59"E	8.33'
L30	N69°27'18"E	15.65'
L31	N82°24'35"E	10.78'
L32	N89°38'39"E	17.86'
L33	N81°03'20"E	13.09'
L34	N52°19'19"E	14.15'
L35	N38°33'04"E	33.37'
L36	N39°24'41"E	52.24'
L37	N89°36'33"E	13.04'
L38	N49°40'18"W	168.39'
L39	N49°40'18"W	3.57'
L40	N49°40'18"W	160.29'
L41	N49°40'18"W	4.54'
L42	N13°38'23"W	13.39'
L43	N54°12'45"E	24.01'
L44	N41°27'26"E	23.63'
L45	N17°37'45"E	24.35'
L46	N22°40'16"E	35.62'
L47	N42°17'25"E	18.98'
L48	N61°40'29"E	16.14'
L49	N74°23'39"E	37.96'
L50	N69°40'29"E	37.55'
L51	N59°09'19"E	37.39'
L52	N41°04'17"E	24.51'
L53	N56°19'16"E	16.76'
L54	N47°39'12"E	21.38'
L55	N55°36'10"E	15.30'
L56	N45°48'29"W	23.72'
L57	N8°26'42"W	15.57'
L58	N17°56'15"E	10.65'
L59	N25°57'17"E	16.82'
L60	N42°10'04"E	49.63'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N32°45'01"E	21.50'
L62	N62°22'17"E	27.64'
L63	N89°16'55"W	13.92'
L64	N76°05'25"W	29.41'
L65	N46°46'25"W	11.46'
L66	N19°20'00"W	8.11'
L67	N2°19'46"W	15.07'
L68	N33°22'35"E	24.08'
L69	N18°22'20"E	76.20'
L70	N1°41'08"E	16.82'
L71	N19°48'36"E	26.34'
L72	N2°35'36"E	21.24'
L73	N22°52'31"E	16.74'
L74	N7°53'57"E	19.28'
L75	N2°00'57"E	20.03'
L76	N8°31'43"W	15.61'
L77	N4°18'20"W	30.49'
L78	N0°25'11"W	4.54'
L79	N37°55'19"W	39.65'
L80	N11°38'52"W	37.33'
L81	N1°29'22"E	27.58'
L82	N2°04'34"W	57.78'
L83	N2°04'34"W	0.91'
L84	N2°04'34"W	50.87'
L85	N2°46'30"E	8.45'
L86	N4°51'56"E	21.40'
L87	N15°55'58"E	20.12'
L88	N89°21'48"W	1,332.56'
L89	N89°21'48"W	2,653.56'
L90	N89°21'48"W	1,329.05'
L91	N89°21'48"W	1,224.50'
L92	N24°06'08"E	5.15'
L93	N20°56'34"E	8.67'
L94	N17°49'08"E	2.94'
L95	N8°53'38"E	8.75'
L96	N7°07'30"E	8.06'
L97	N6°15'49"E	8.25'
L98	N3°26'51"E	8.32'
L99	N5°26'25"E	6.33'
L100	N7°18'21"E	3.93'
L101	N18°44'29"E	5.91'
L102	N29°44'42"E	1.61'
L103	N41°38'01"E	2.41'
L104	N57°31'44"E	1.30'
L105	N75°33'07"E	4.03'
L106	N86°07'17"W	5.91'
L107	N90°00'00"W	2.60'
L108	N90°00'00"W	5.70'
L109	N90°00'00"W	5.70'
L110	N89°18'29"W	7.90'
L111	N90°00'00"W	3.30'
L112	N90°00'00"W	3.70'
L113	N89°07'07"E	6.50'
L114	N86°59'14"E	1.90'
L115	N7°51'25"E	3.52'
L116	N71°33'54"E	0.63'
L117	N30°57'50"W	0.58'
L118	N0°42'26"E	8.10'
L119	N5°42'38"E	6.03'
L120	N0°00'00"E	0.90'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N38°39'35"W	0.64'
L122	N84°36'38"E	5.32'
L123	N81°52'12"W	1.41'
L124	N57°31'44"W	1.30'
L125	N24°40'37"W	4.07'
L126	N36°52'12"W	1.00'
L127	N60°56'43"W	2.06'
L128	N40°31'30"W	8.16'
L129	N45°00'00"W	1.98'
L130	N54°20'41"W	5.66'
L131	N62°26'50"W	5.19'
L132	N55°37'11"W	2.30'
L133	N41°25'25"W	2.27'
L134	N34°48'28"W	2.80'
L135	N20°13'29"W	2.03'
L136	N11°33'36"W	4.49'
L137	N19°17'24"W	2.12'
L138	N32°16'32"W	2.25'
L139	N48°52'43"W	8.36'
L140	N44°34'32"W	9.55'
L141	N52°51'12"W	4.14'
L142	N60°09'15"W	7.03'
L143	N45°00'00"W	0.99'
L144	N32°18'26"W	6.05'
L145	N30°39'03"W	3.14'
L146	N17°40'49"W	8.20'
L147	N11°59'49"W	8.18'
L148	N13°51'40"W	7.93'
L149	N12°05'41"W	8.59'
L150	N13°21'37"W	8.22'
L151	N13°02'44"W	8.42'
L152	N11°04'13"W	4.69'
L153	N7°07'30"W	8.06'
L154	N9°55'34"W	4.06'
L155	N9°27'44"E	6.08'
L156	N15°56'43"E	0.73'
L157	N50°57'52"E	4.76'
L158	N29°44'42"E	4.03'
L159	N36°15'14"E	3.72'
L160	N45°57'17"E	8.49'
L161	N52°25'53"E	8.20'
L162	N43°57'31"E	3.78'



MAP NO. 2.2520

CHANGE OF OFFICIAL ZONING PLAN

ALBERHILL ZONING DISTRICT

CHANGE OF ZONE CASE NO. 2000016
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. 348.5053
(DATE:) APRIL 14, 2026

RIVERSIDE COUNTY BOARD OF SUPERVISORS

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00333

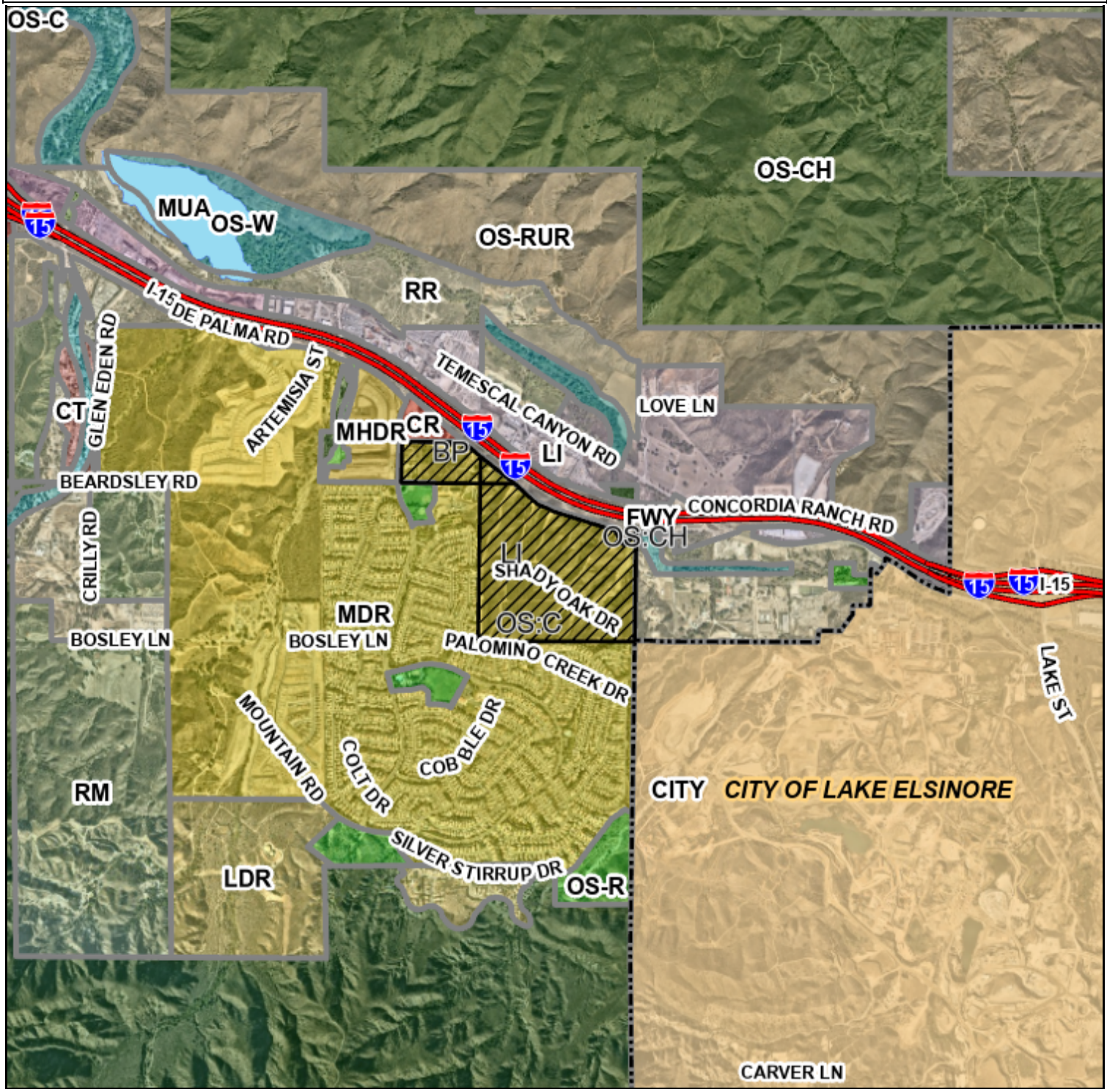
Supervisor: KAREN SPIEGEL

District: 2

PROPOSED GENERAL PLAN

Date: 11-10-2025

Exhibit: 6



Zoning Area/District: ALBERHILL

Author:

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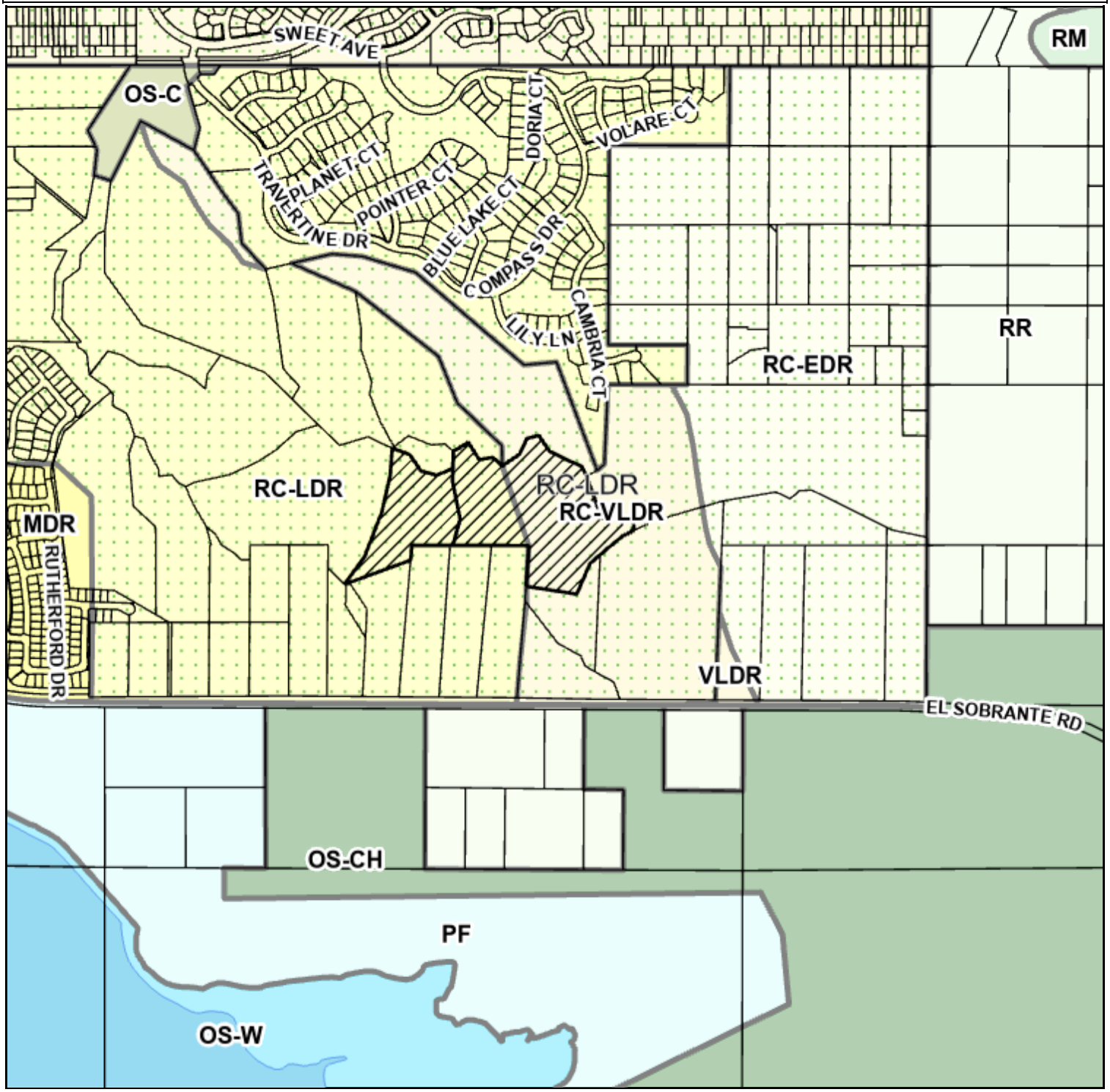
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA250002

Supervisor: KAREN SPIEGEL
District: 2

PROPOSED GENERAL PLAN

Date: 3-31-2026
Exhibit: 6



Zoning Area/District: LAKE MATHEWS

Author:

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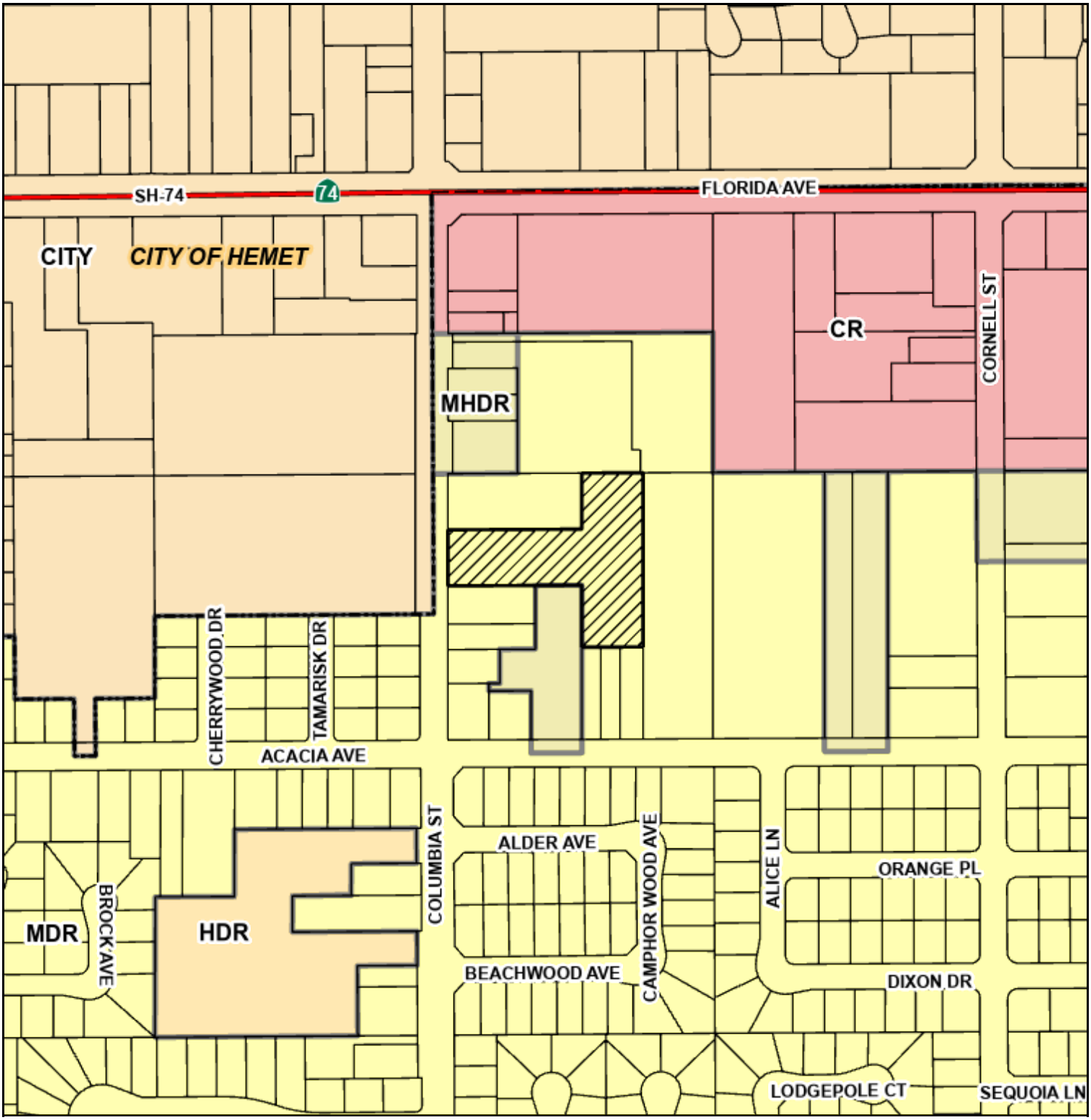
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 5



Zoning Area/District: RAMONA

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: CHUCK WASHINGTON

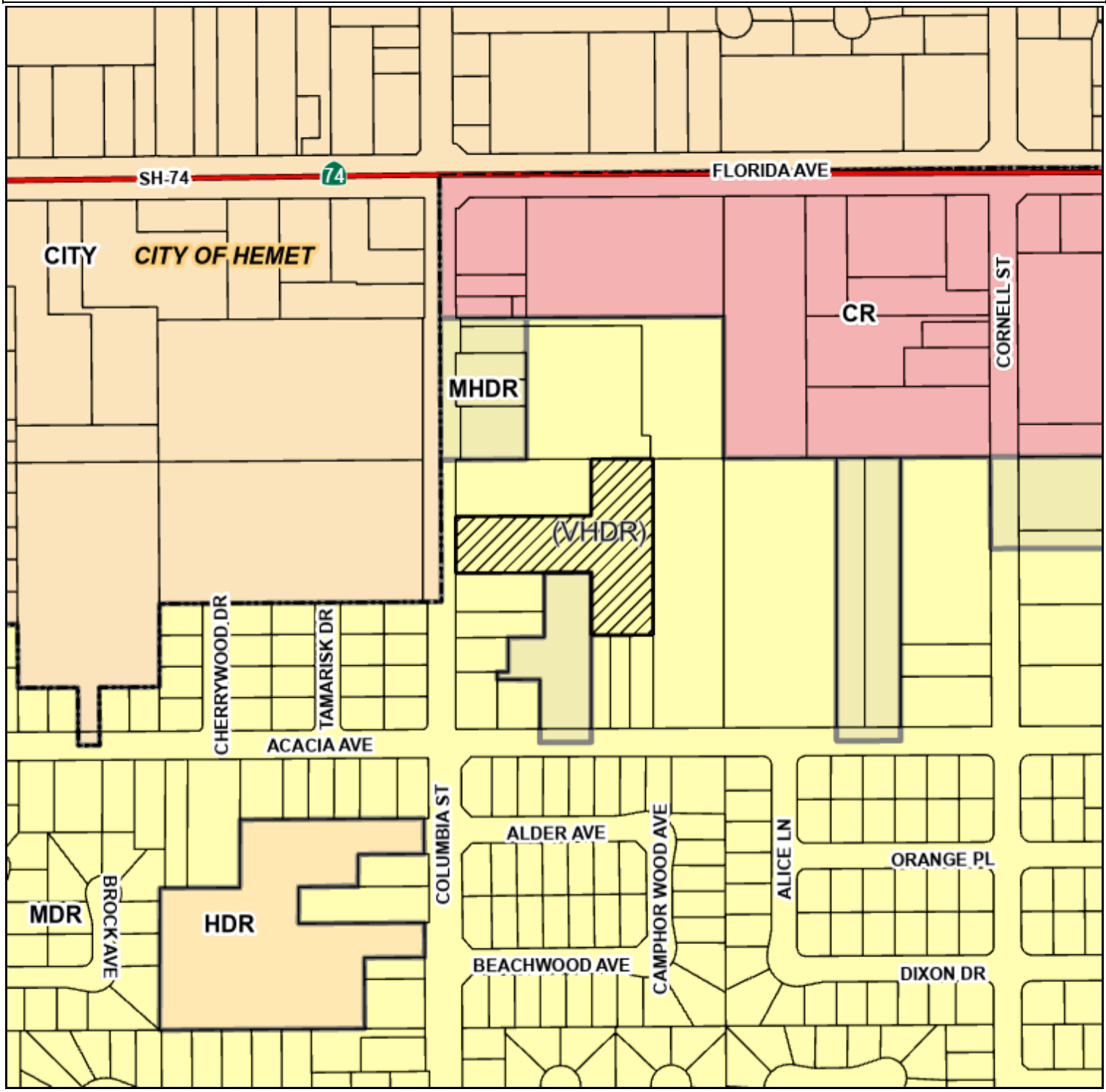
GPA220007, CZ2200028, PPT220032

Date: 1-14-2026

District: 3

PROPOSED GENERAL PLAN

Exhibit: 6



Zoning Area/District: RAMONA

Author:

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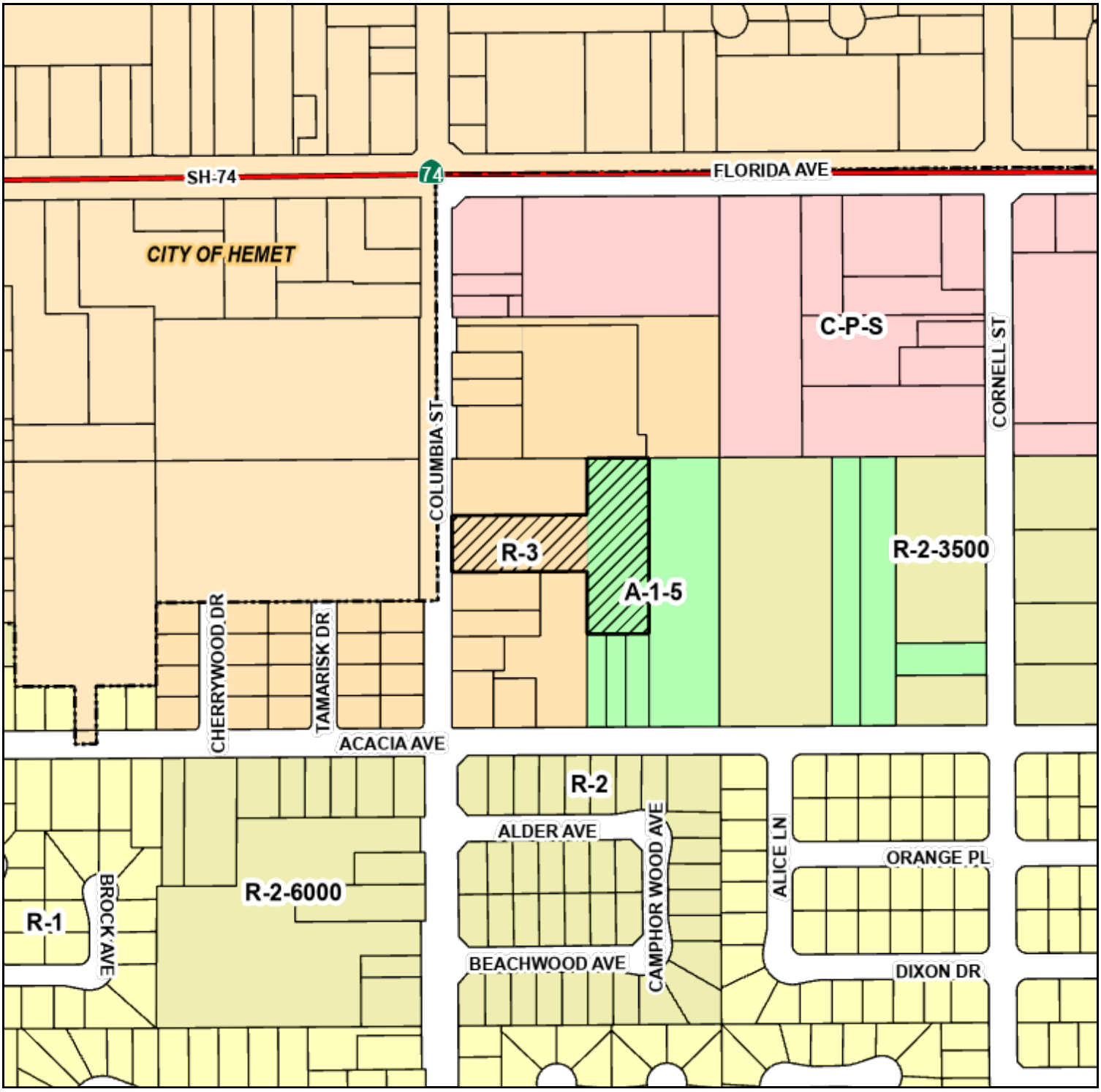
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 2



Zoning Area/District: RAMONA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

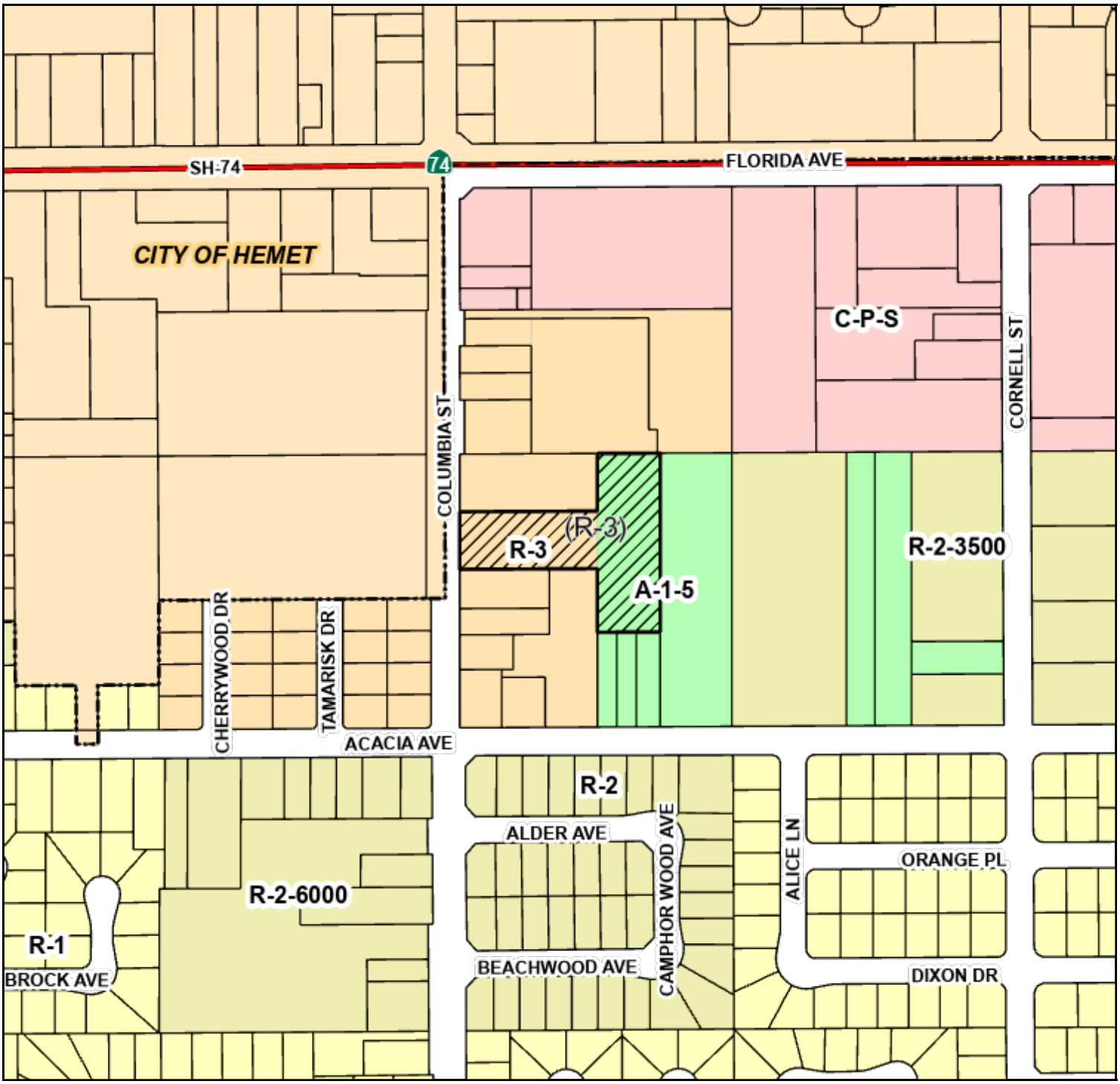
PROPOSED ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 1-14-2026

Exhibit: 3



Zoning Area/District: RAMONA

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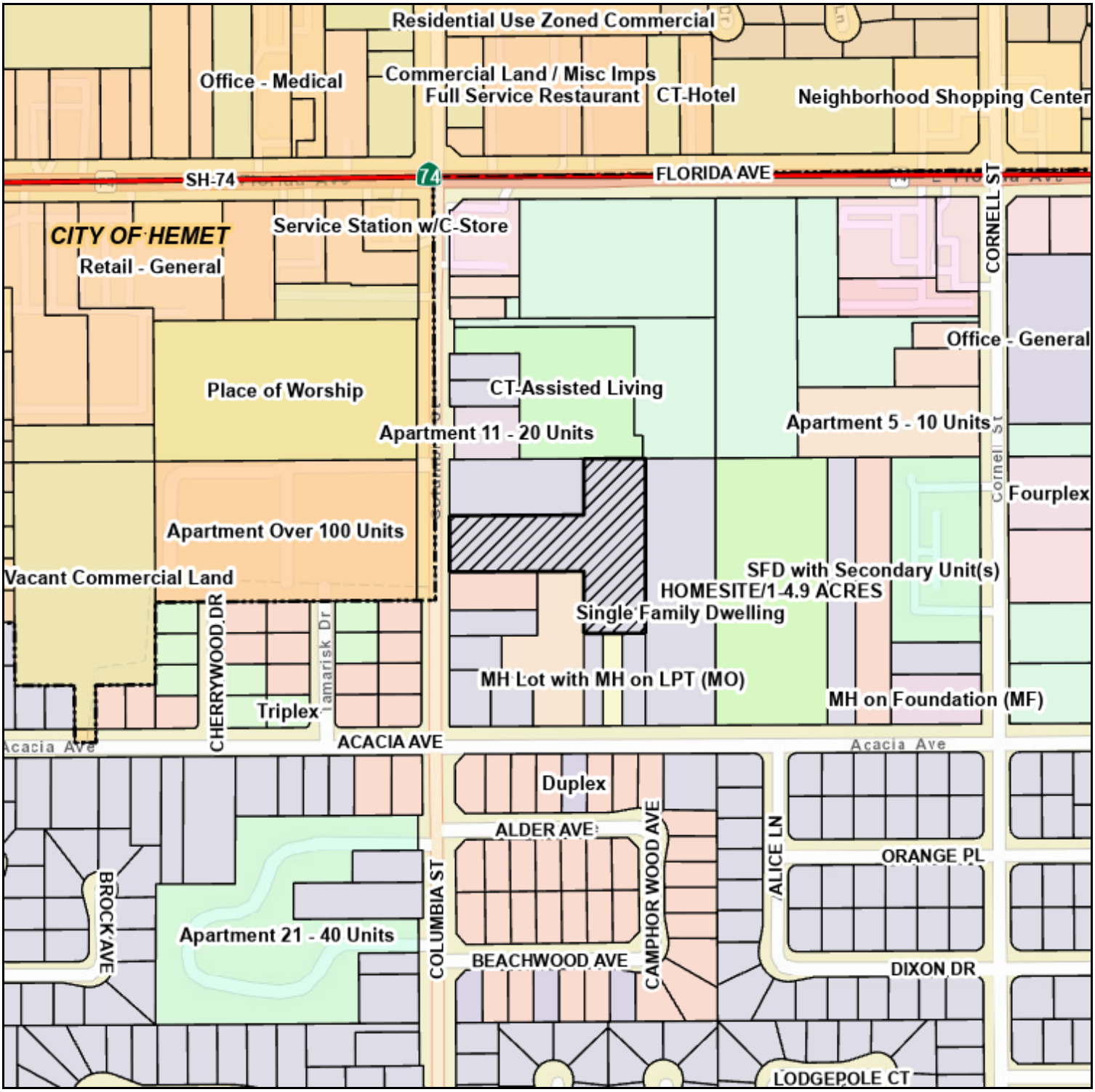
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

LAND USE

Supervisor:CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 1



Zoning District: RAMONA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

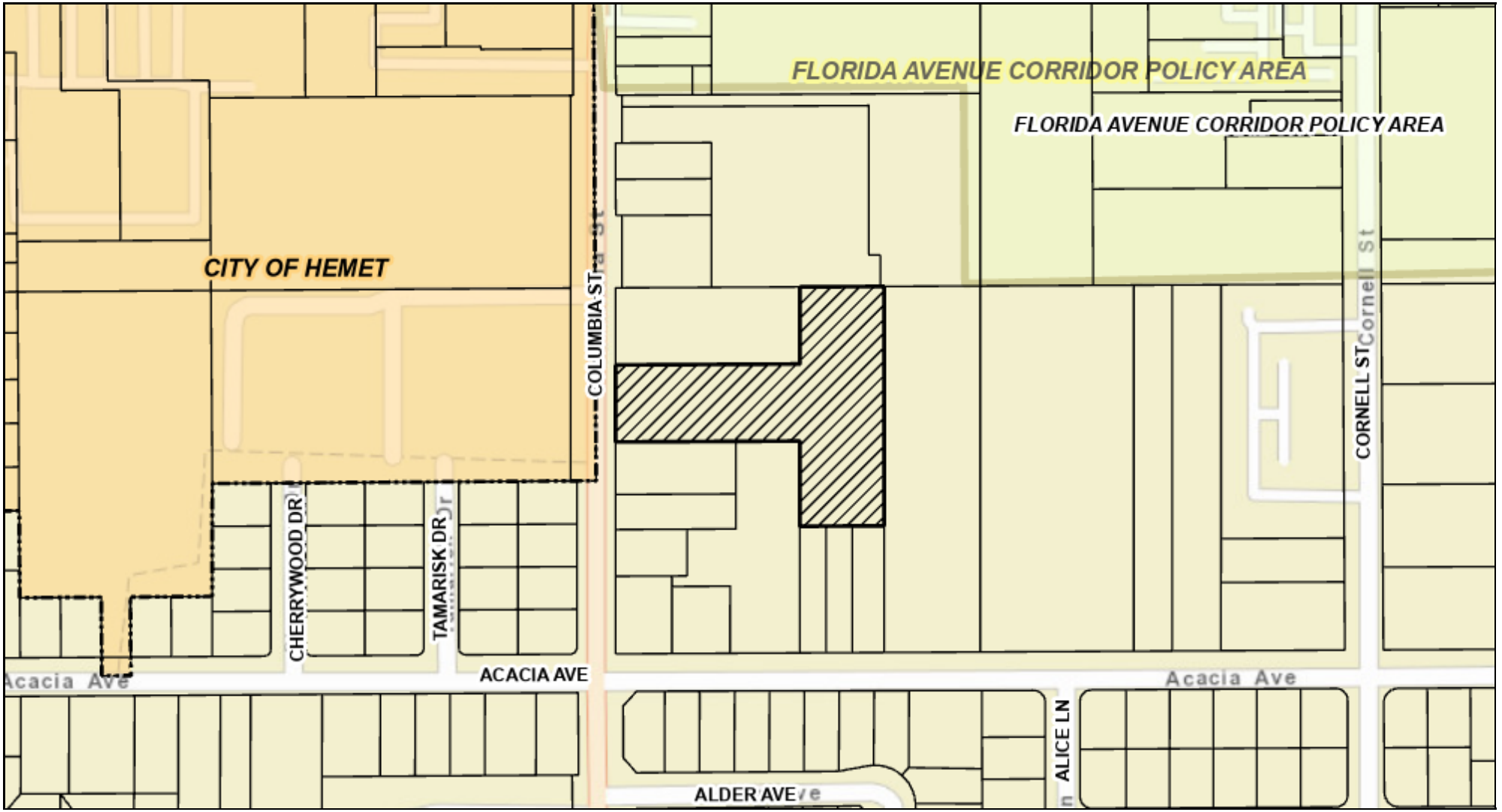
GPA220007, CZ2200028, PPT220032

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 1-14-2026



Zoning Area/District: RAMONA

0 250 500 ft

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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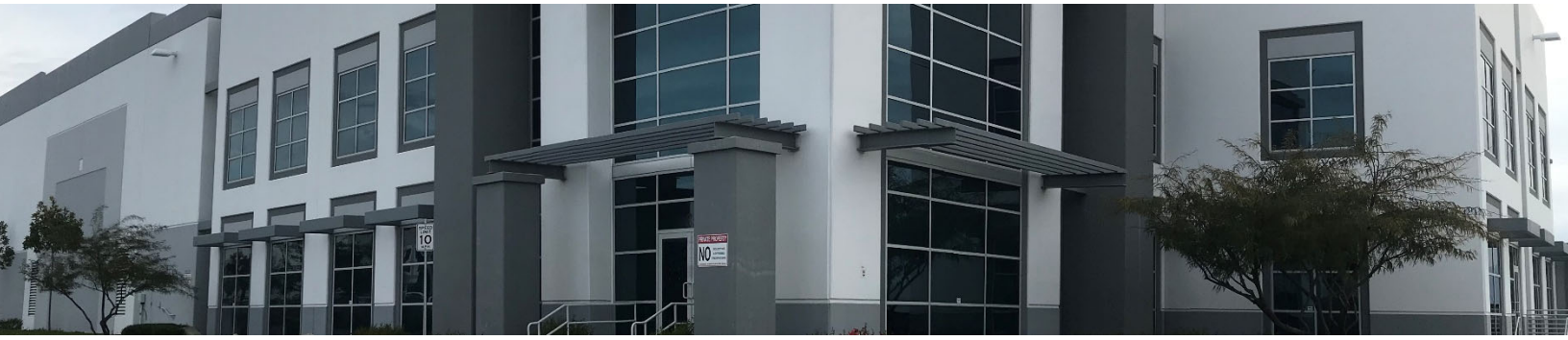
RENAISSANCE RANCH

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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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.

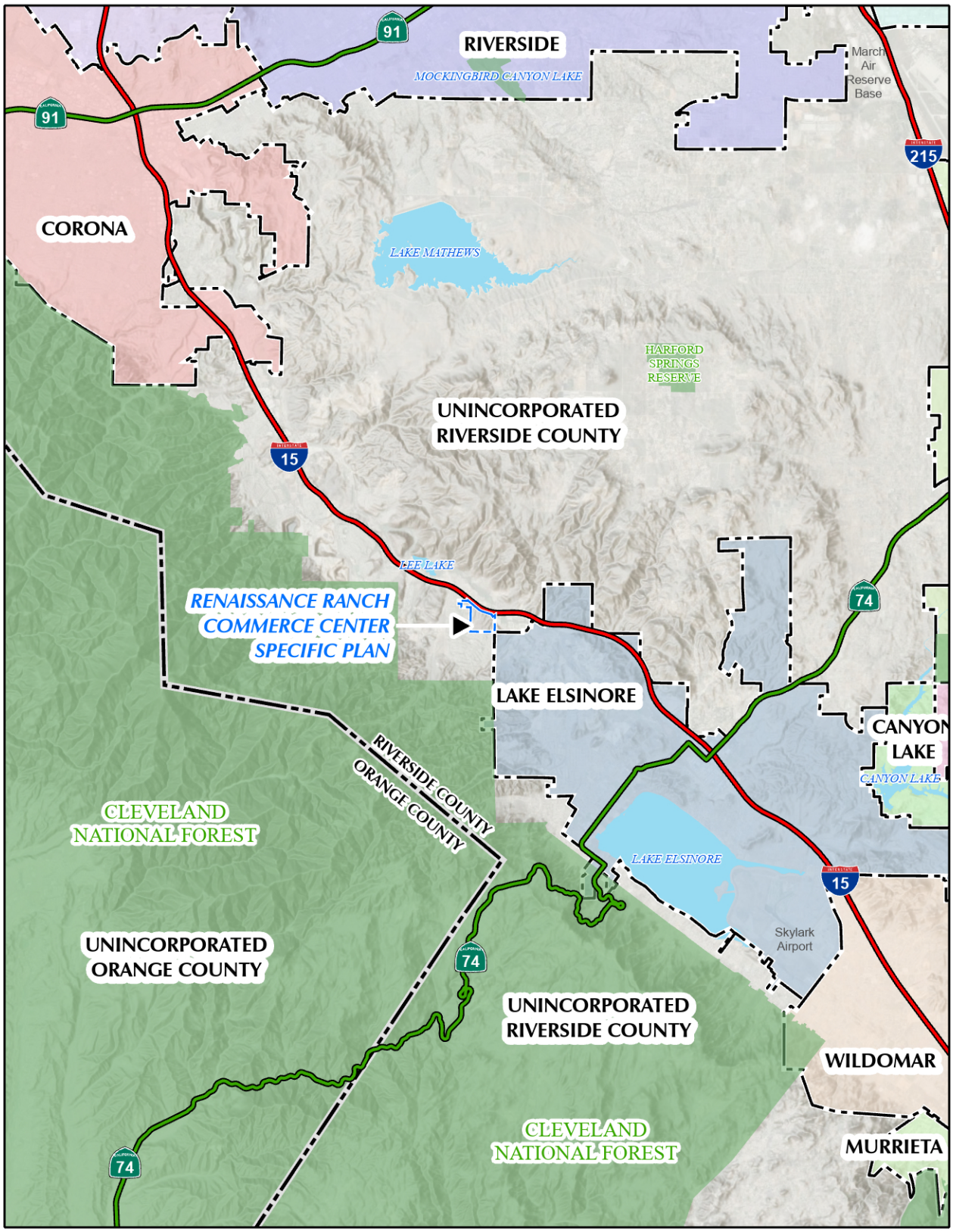
The RENAISSANCE RANCH COMMERCE CENTER Specific Plan (together with the Specific Plan Zoning Ordinance) establishes standards for the development of a master planned employment center in the County of Riverside. This Specific Plan includes regulations relative to land uses, site planning, and building 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:

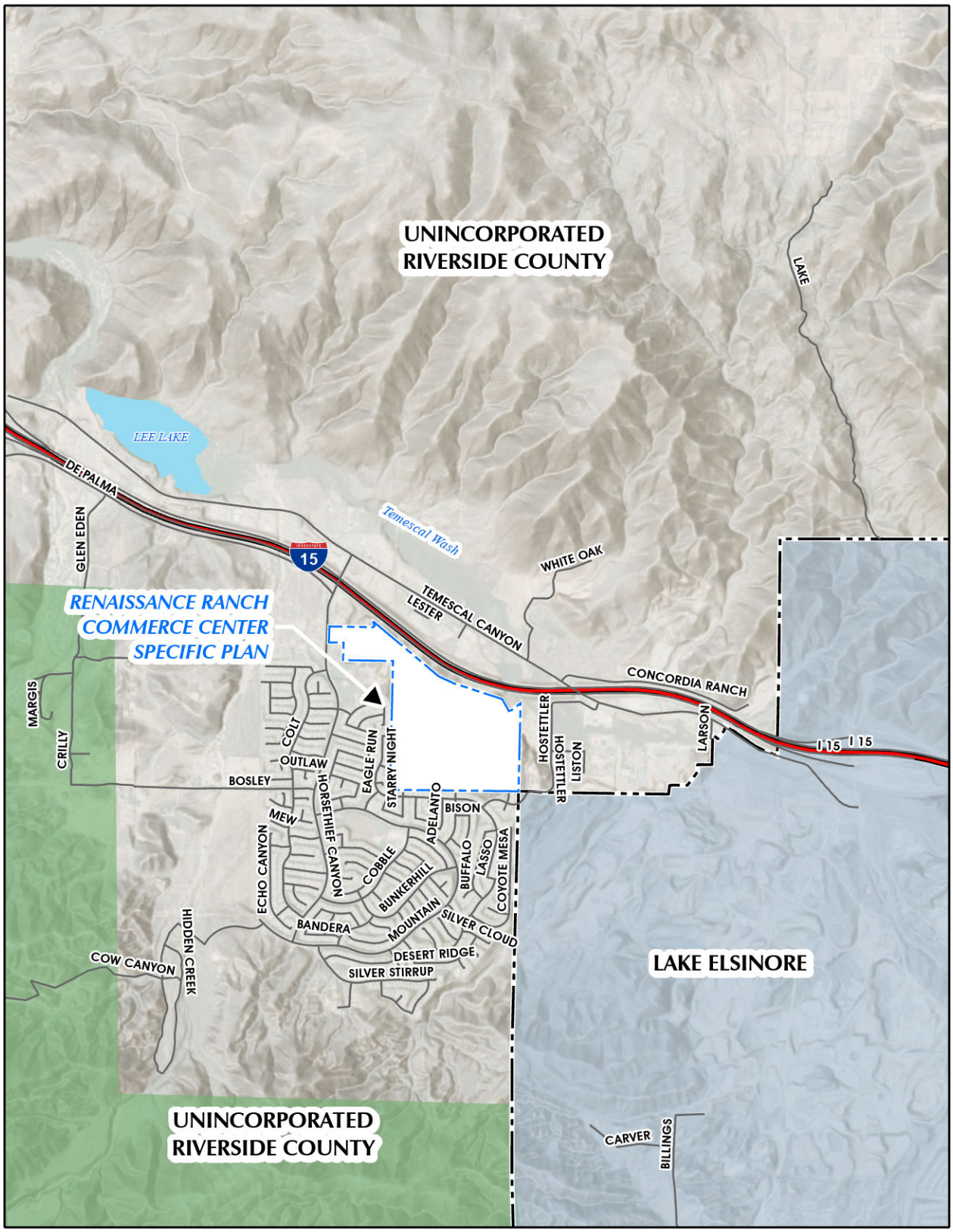
- The description, location, and extent of the uses of land within the area covered within the Specific Plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan;
- Standards 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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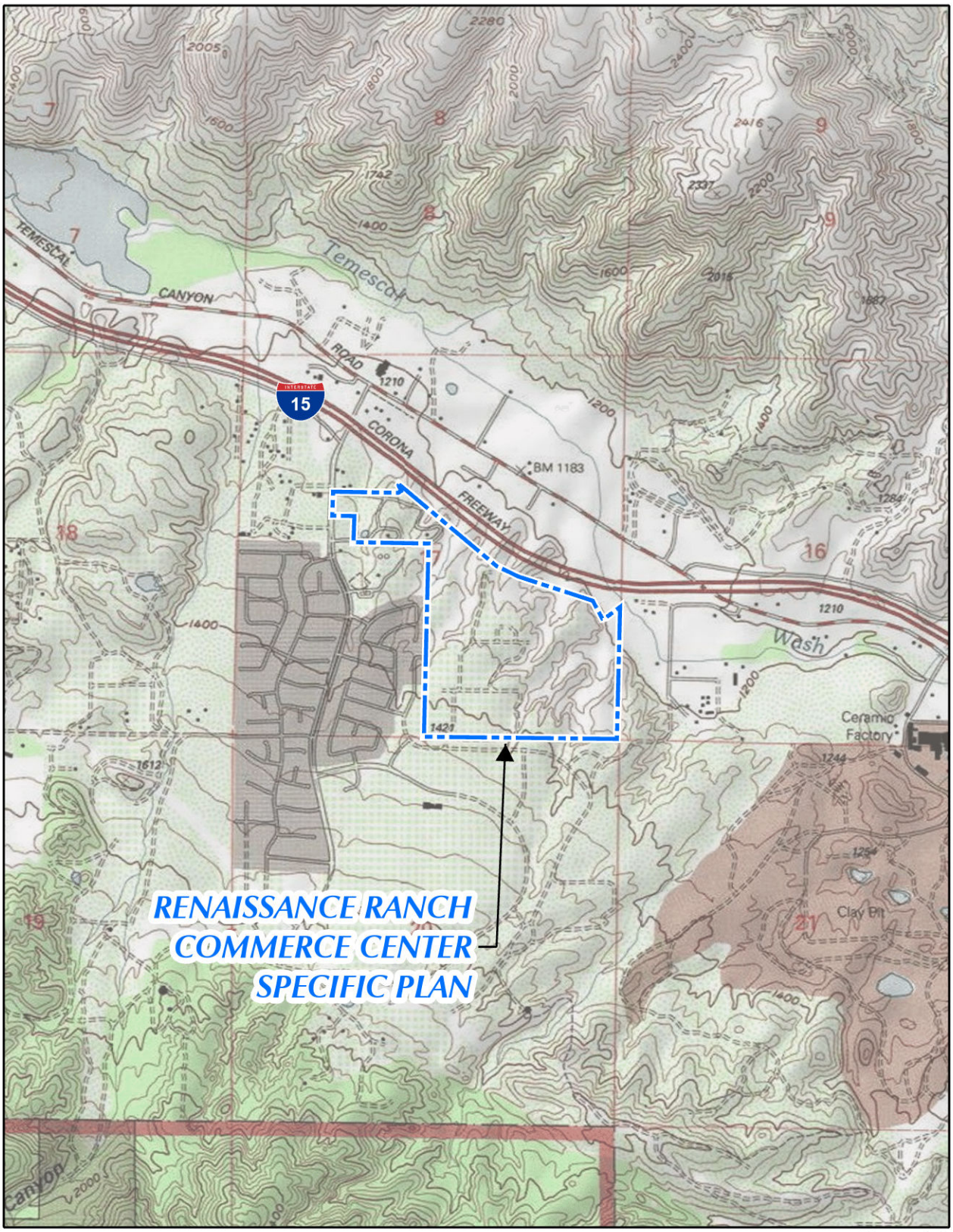
Feet

Vicinity Map



Source(s): USGS (2013)

Figure 1-3

USGS Topgraphic Map



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

Figure 1-4

0 300 600 1,200
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.

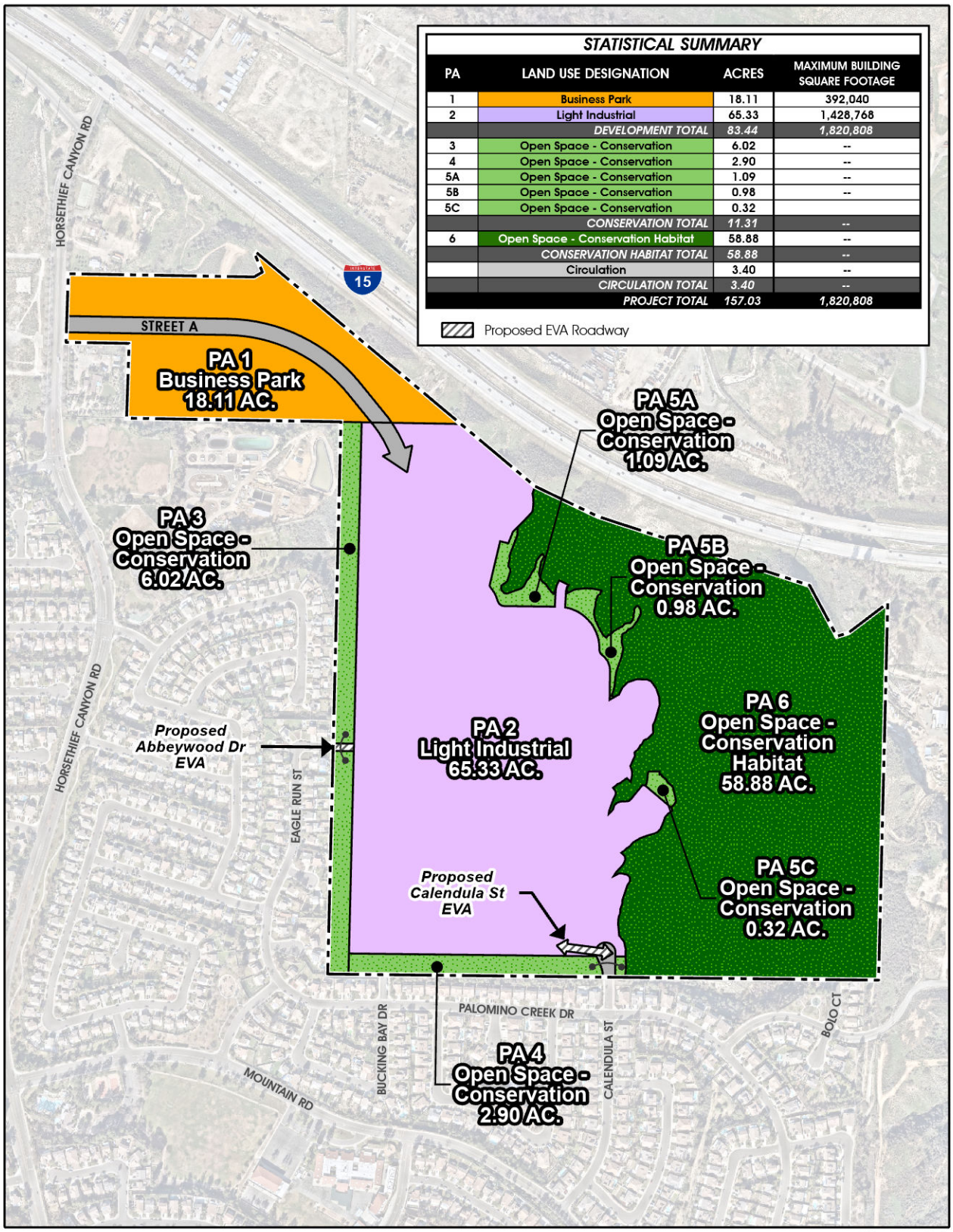
The RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN provides for a total maximum building space of 1,820,808 square feet and establishes: Light Industrial uses on approximately 65.33 acres with a maximum of 1,428,768 square feet of building space, Business Park uses on 18.11 acres with a maximum of 392,040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

0 175 350 700 Feet

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).

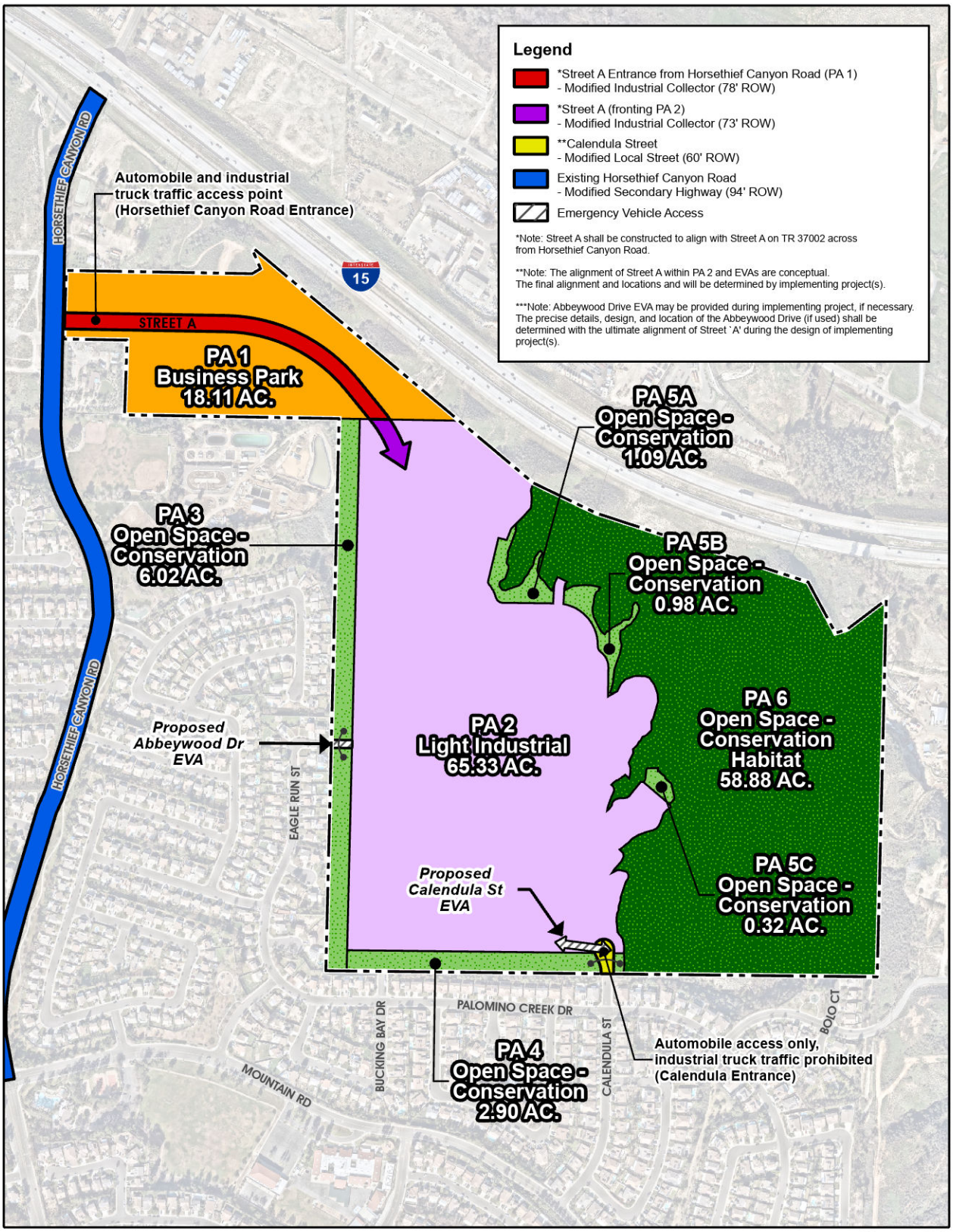
Provisions for additional pedestrian walkways between buildings and gathering areas are set forth in Chapter 4, *Design Guidelines,* of this Specific Plan.

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.

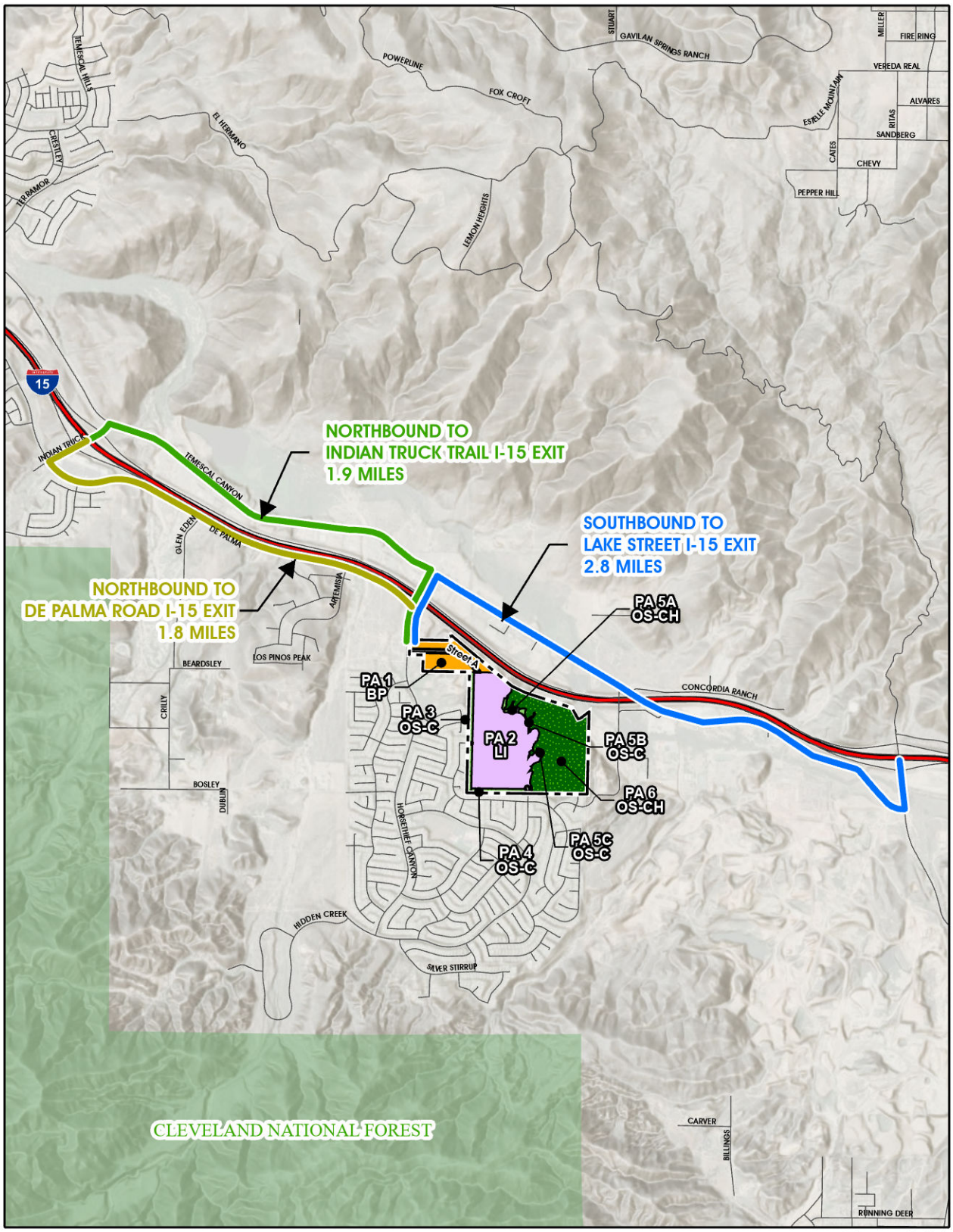


Source(s): Esri, , K&A Engineering (06-15-2023), Nearmap Imagery (January 2023), RCIT (2023)

Figure 2-2

0 175 350 700 Feet

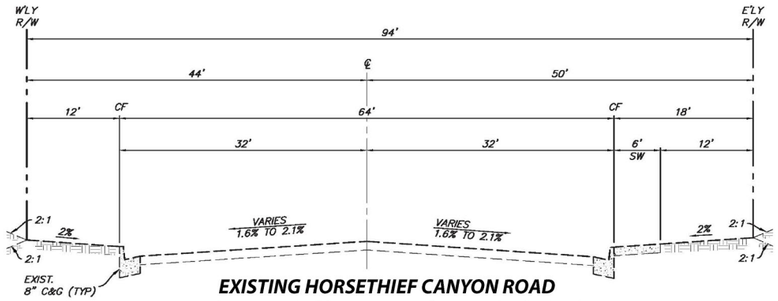
Circulation Plan



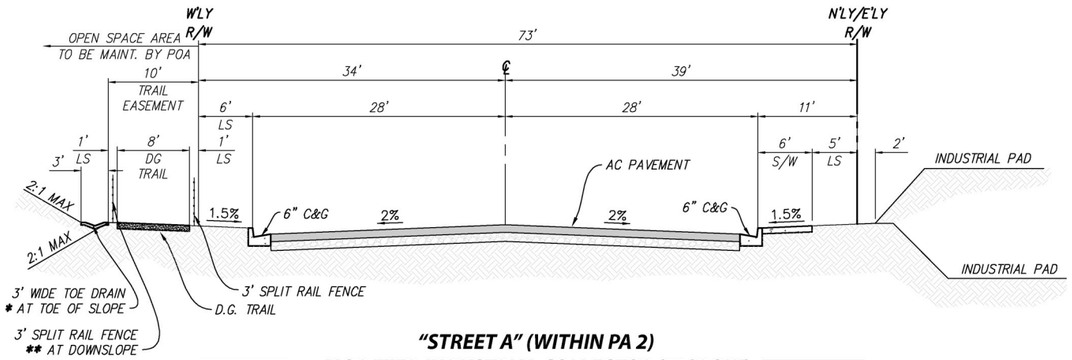
Source(s): Esri, RCIT (2023)

Figure 2-2A

Freeway Connectivity



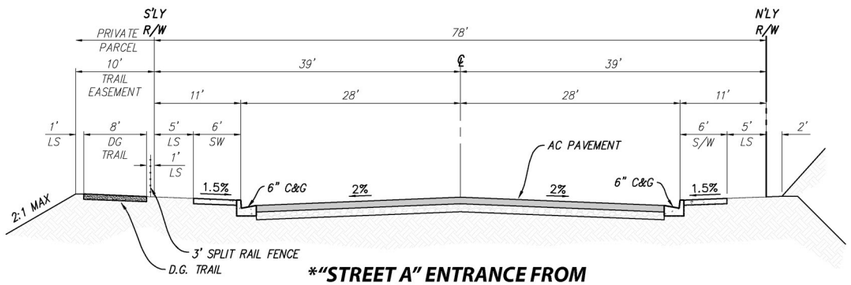
EXISTING HORSETHIEF CANYON ROAD
MODIFIED SECONDARY HIGHWAY (94' ROW)
PUBLIC



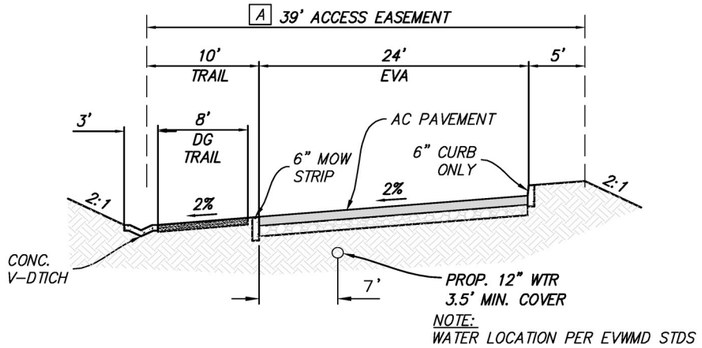
"STREET A" (WITHIN PA 2)
MODIFIED INDUSTRIAL COLLECTOR (73' ROW)
PUBLIC

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

* 3' WIDE TOE DRAIN AT TOE OF SLOPE

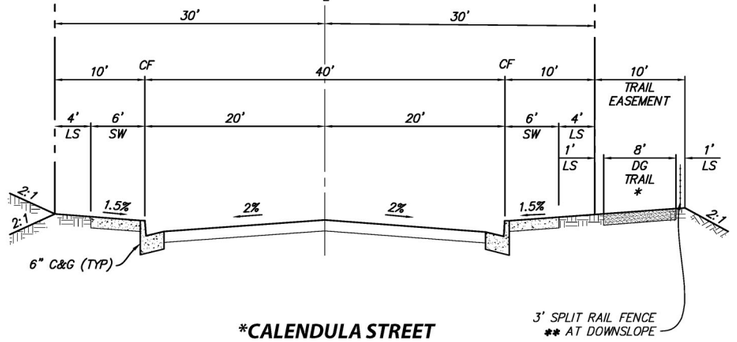


***"STREET A" ENTRANCE FROM**
HORSETHIEF CANYON ROAD (WITHIN PA1)
MODIFIED INDUSTRIAL COLLECTOR (78' ROW)
PUBLIC



NOTE:
WATER LOCATION PER EVWMD STDS

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



***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

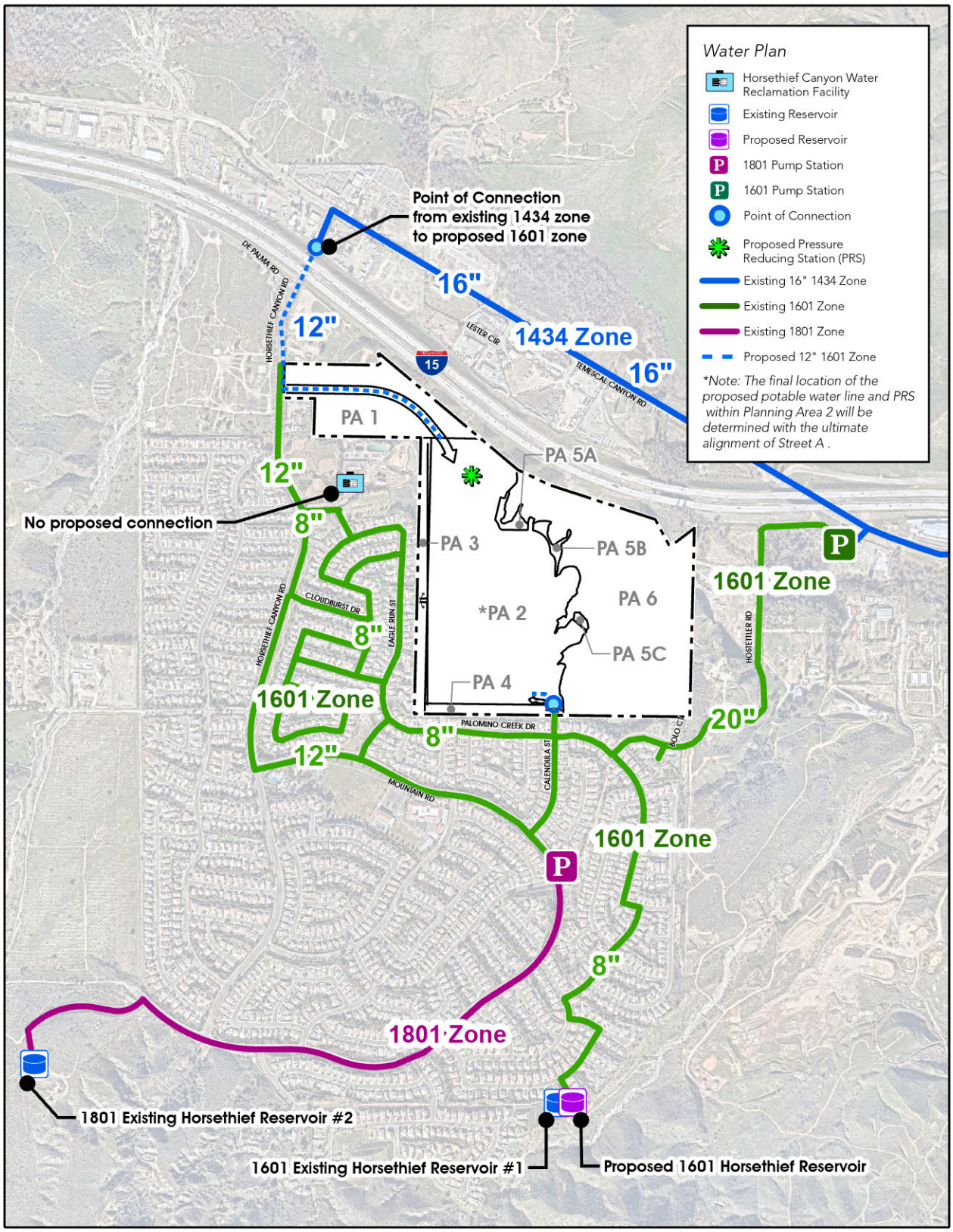
(1) All Potable Water lines shall be placed underground.

(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.

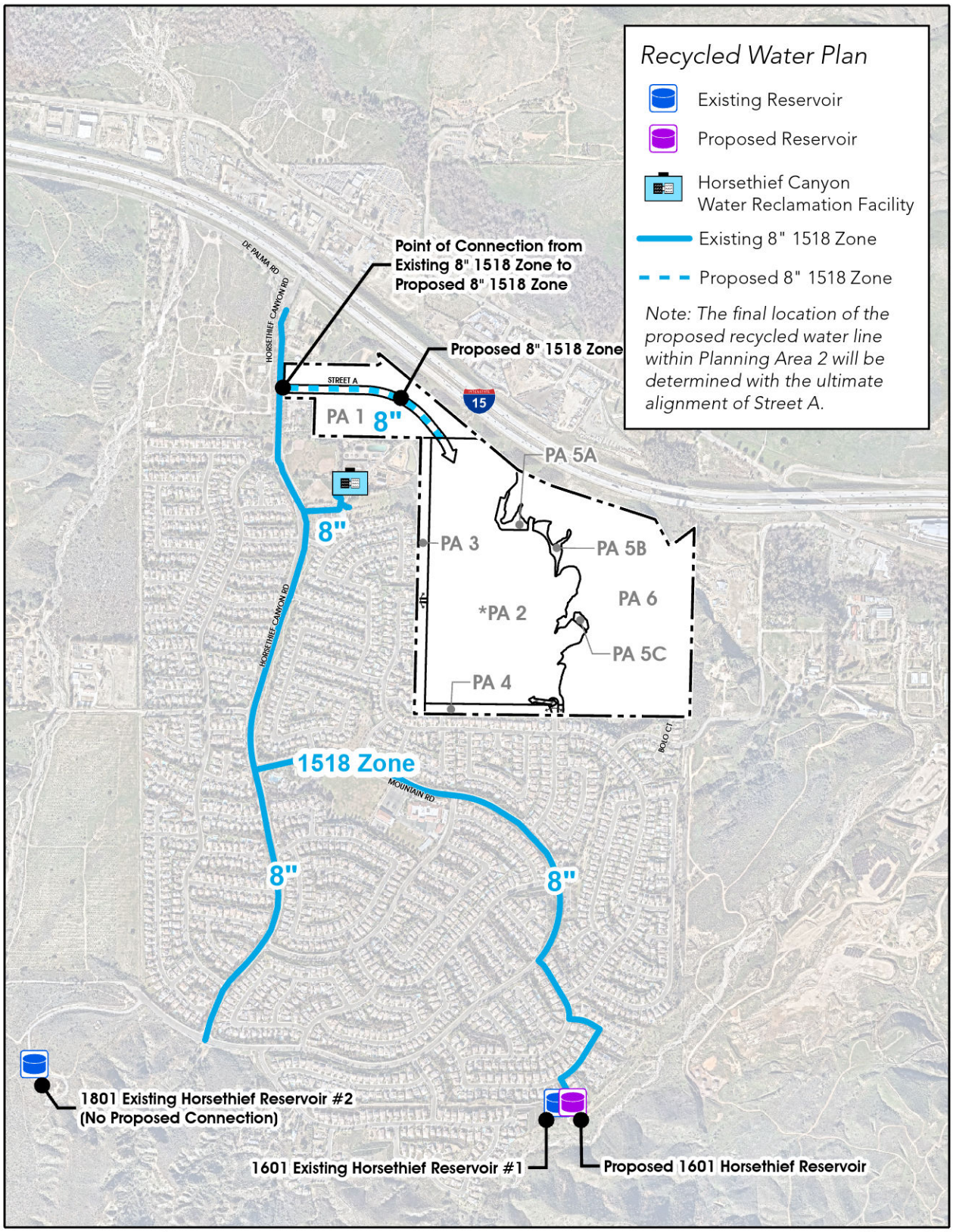
2.5.1. RECYCLED WATER PLAN DEVELOPMENT STANDARDS

(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.

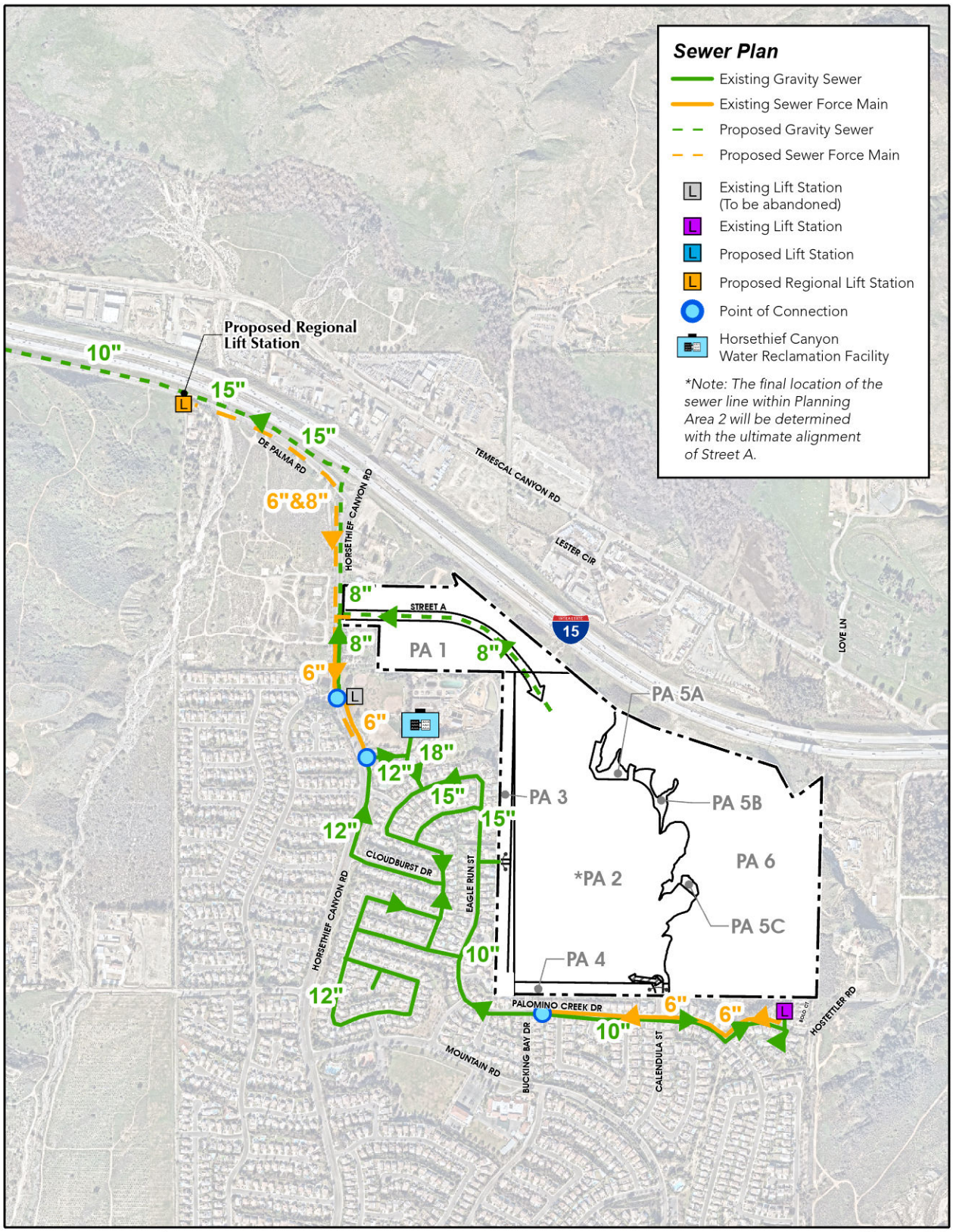
2.6.2. SEWER PLAN DEVELOPMENT STANDARDS

(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

0 300 600 1,200 Feet

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).

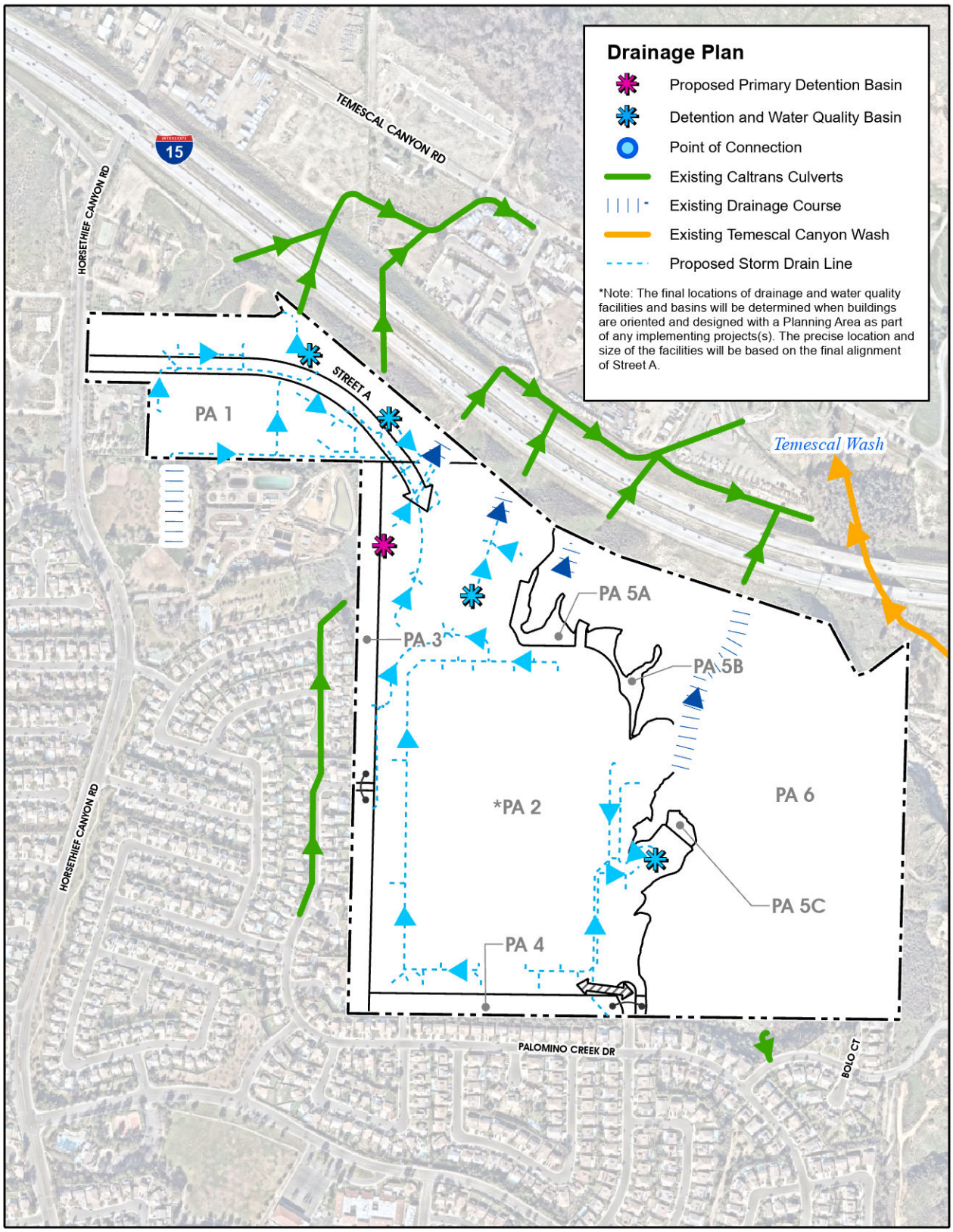
(2) The proposed on-site infrastructure storm drain facilities shall be designed in accordance with the standard requirements of the RCFC&WCD to provide protection against flood hazard risks resulting from the 100-year storm event. However, smaller on-site private drainage systems within the individual 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.

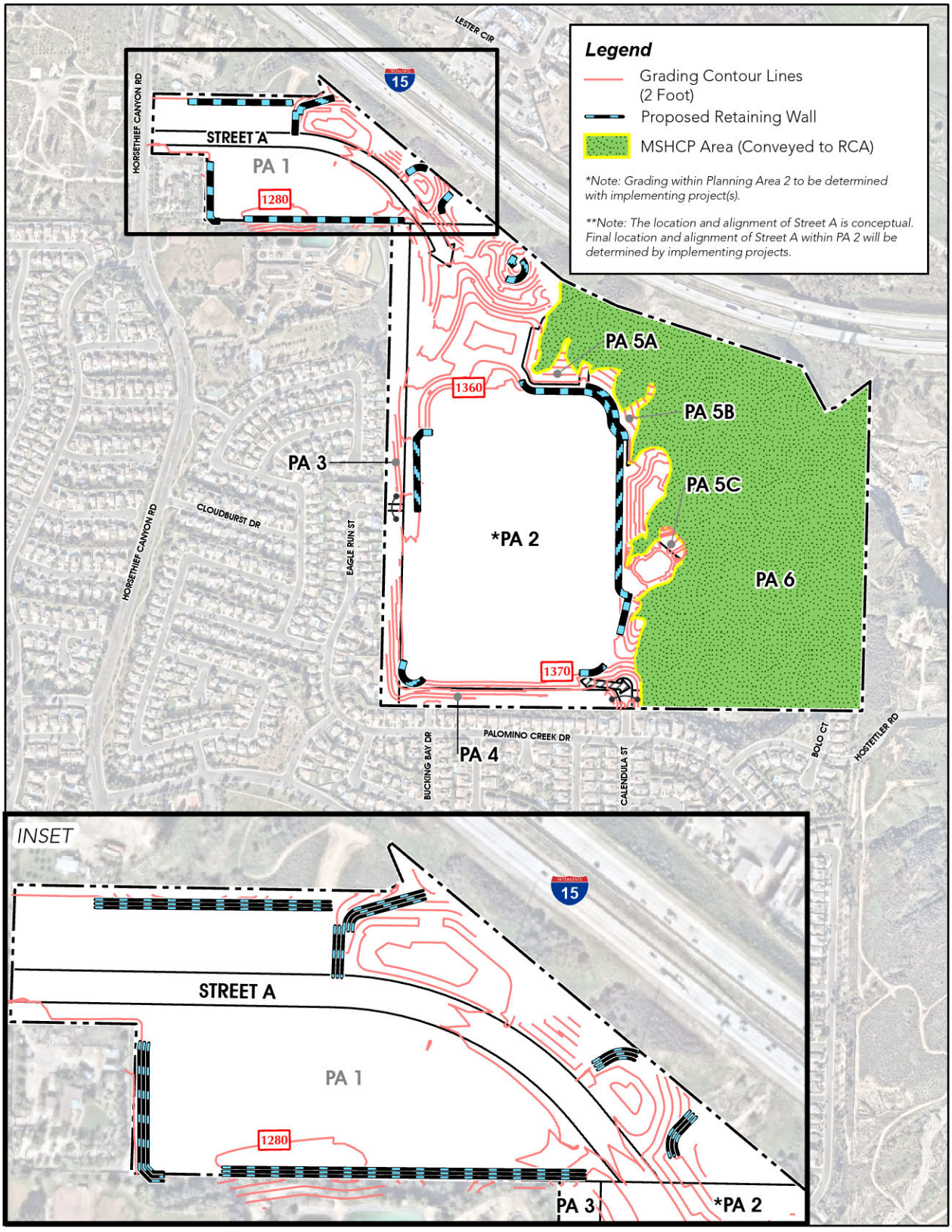
(5) A project-specific Master Grading Plan, and individual grading plans and stockpile/ borrow site plans for Planning Areas or phases shall govern such activity.

(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).*

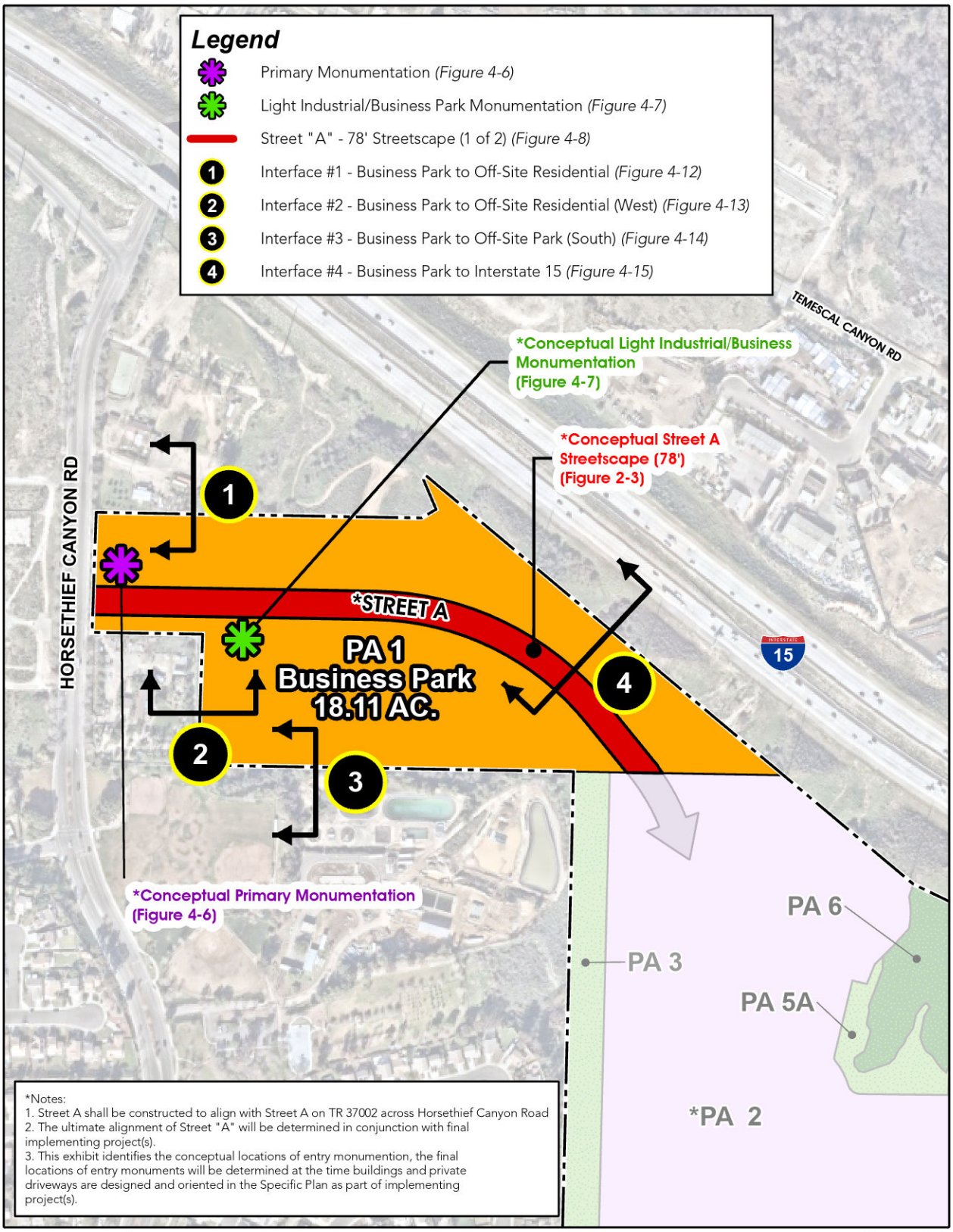
(7) A landscaped transition shall be provided between Planning Area 1 and the off-site Horsethief Canyon Park located to the south, as conceptually illustrated in Figure 4-14*, Interface #3 – Business Park to Off-Site Park (South).*

(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.

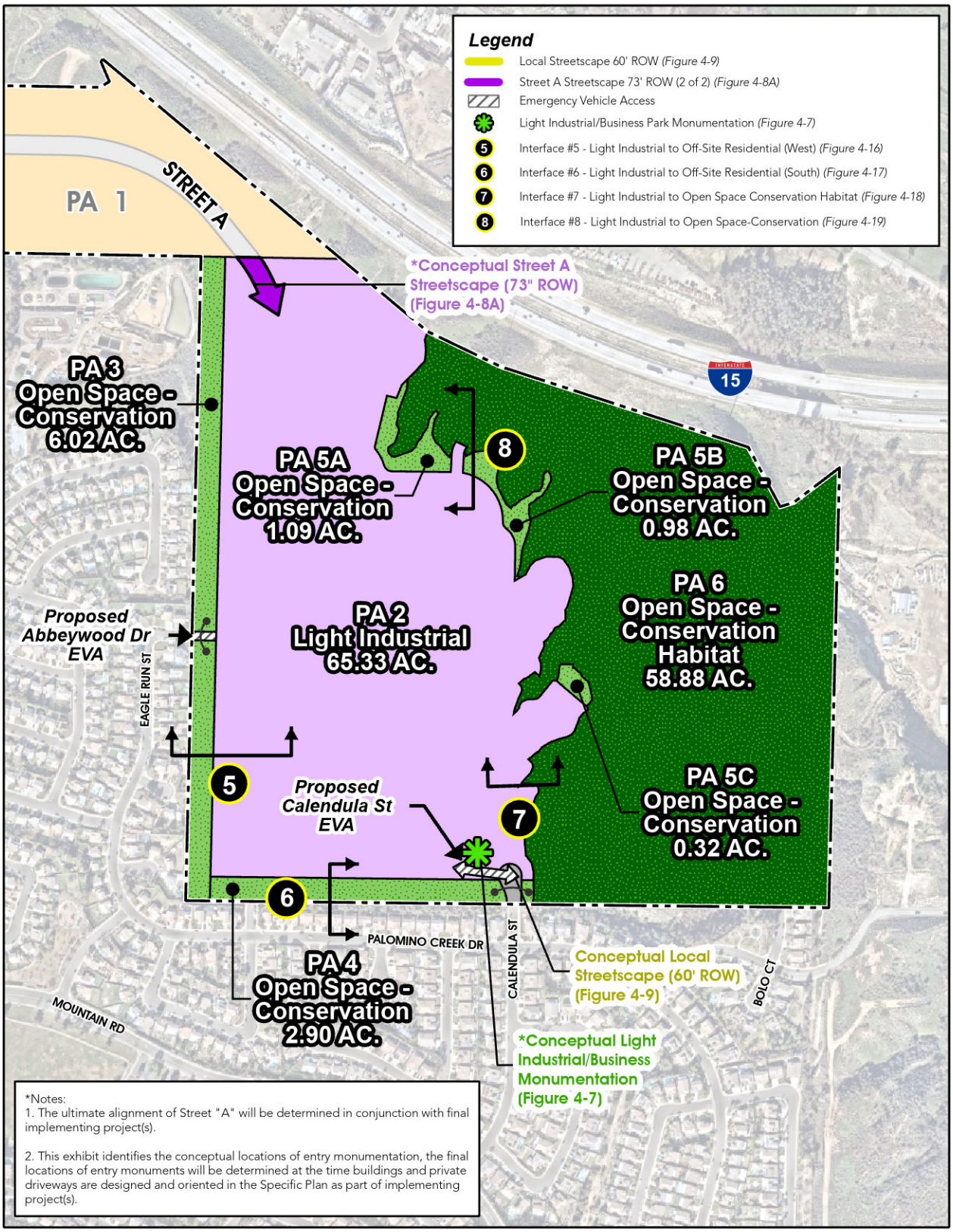
(6) A landscaped transition shall be provided between Planning Area 2 and the off-site Horsethief Canyon Ranch to the west and south, as conceptually illustrated in Figure 4-16, *Interface #5 – Light Industrial to Off-Site Residential (West),* and Figure 4-17, *Interface #6 – Light Industrial to Off-Site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

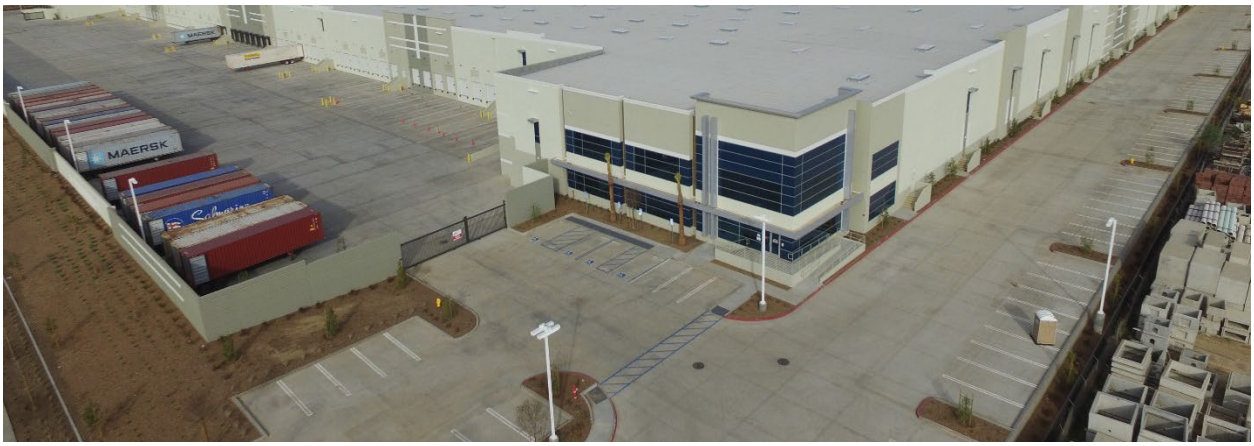
- To describe the thematic elements and the construction quality expected for the RENAISSANCE RANCH COMMERCE CENTER.
- To provide the County of Riverside with assurance that the RENAISSANCE RANCH COMMERCE CENTER will be developed in accordance with the quality and character described within this Specific 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.

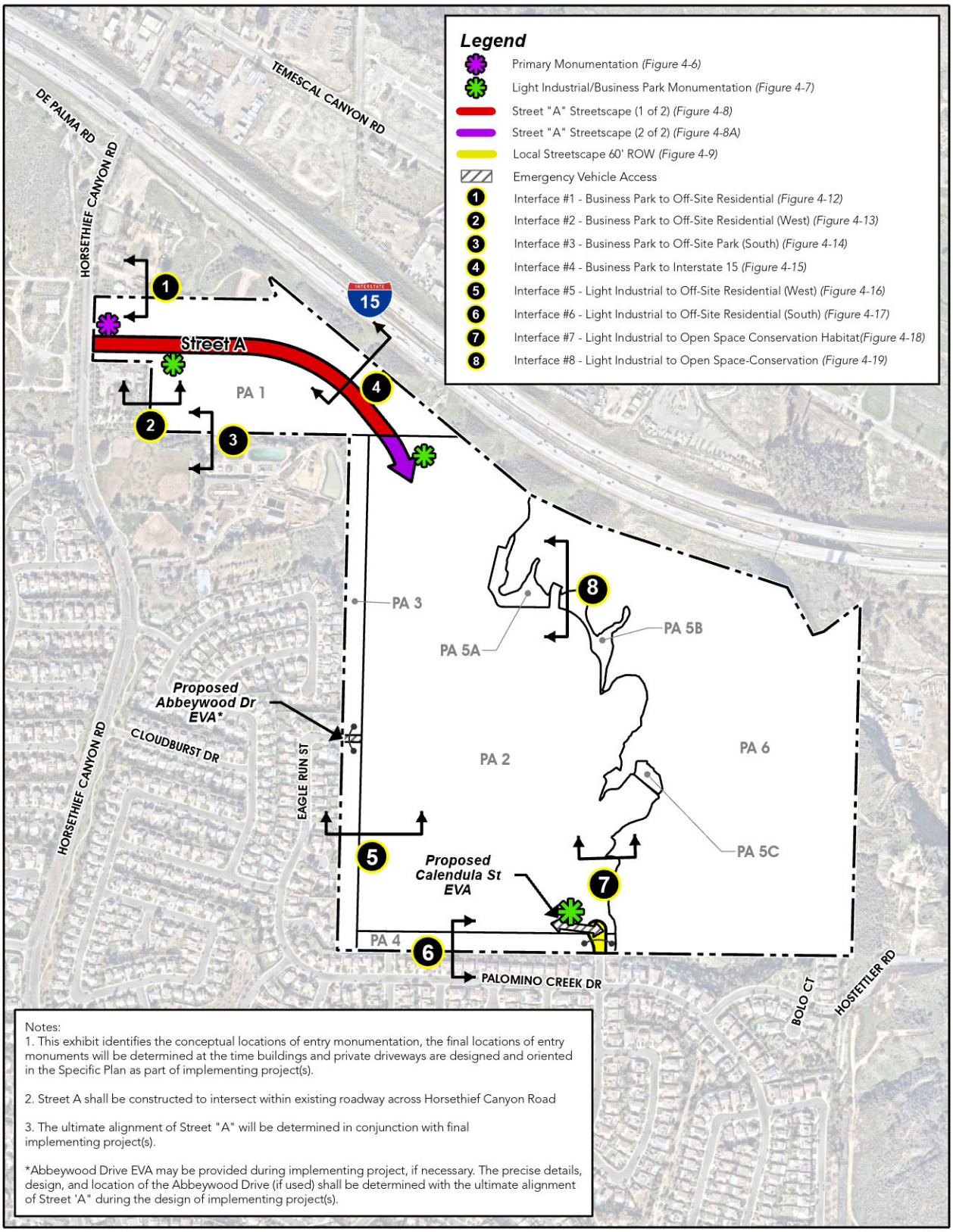
4.6 LANDSCAPE DESIGN GUIDELINES

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)

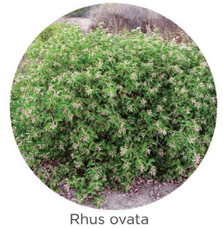

Ceanothus spp.
(California Wild Lilac)


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)

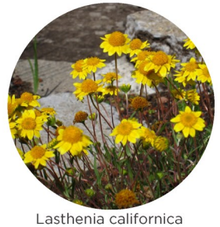

Encelia farinosa
(Brittlebush)


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

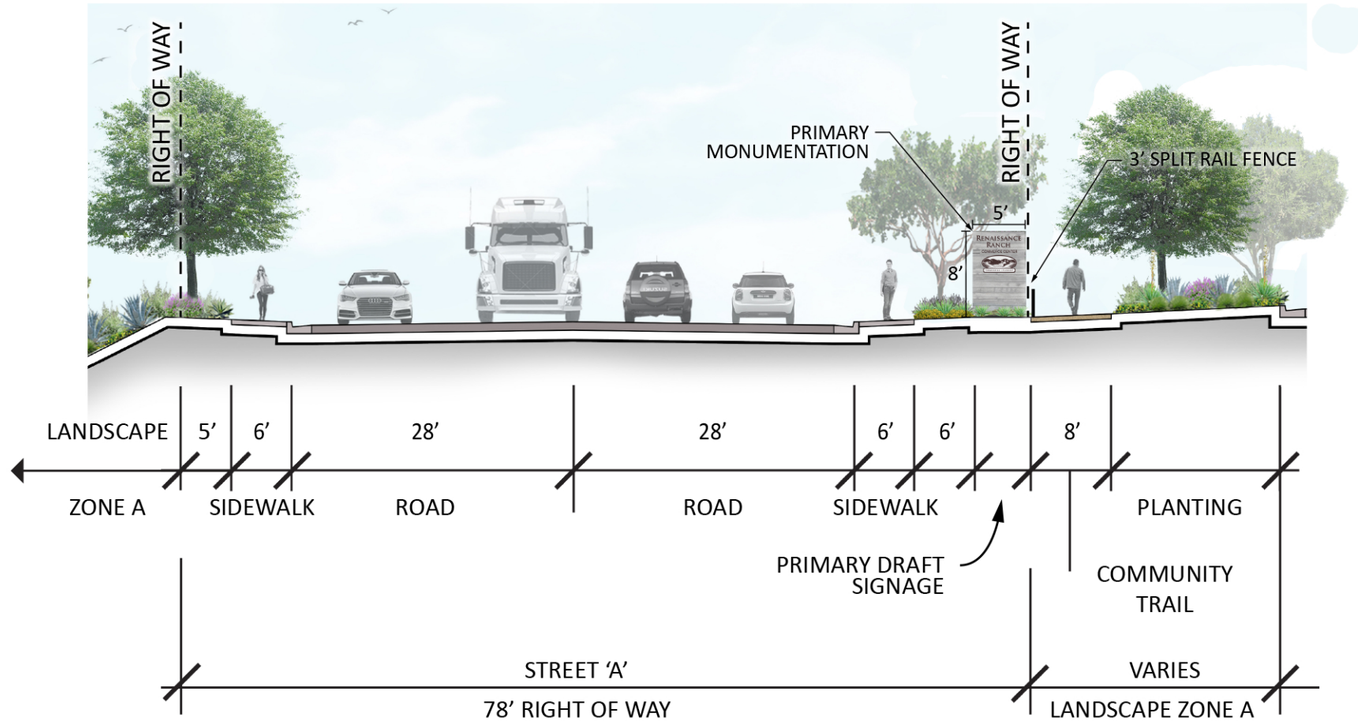
As shown on Figure 4-8, *Conceptual Street 'A' Streetscape),* the portions of Street 'A' (final alignment to be determined) providing access from (1) Horsethief Canyon Road to Planning Area 2 (final location to be determined), and (2) Planning Area 2 to Calendula Street (final location to be determined), 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.

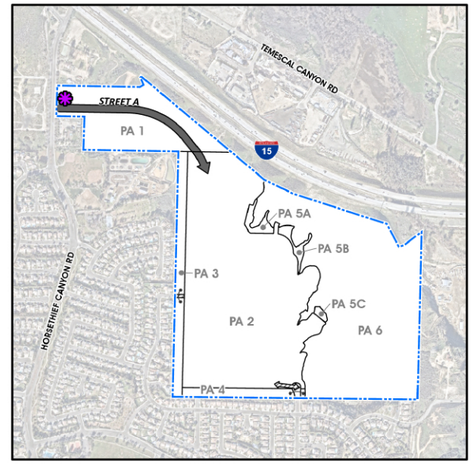
b. The 73-foot right-of-way, along the Light Industrial frontage, consists of 56 feet of paving curb to curb, a 6-foot-wide curb-adjacent sidewalk and 5-foot-wide landscaped parkway along the Industrial Pad side of the street. Additionally, on the side of the street away from the Business Park Pad, a 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



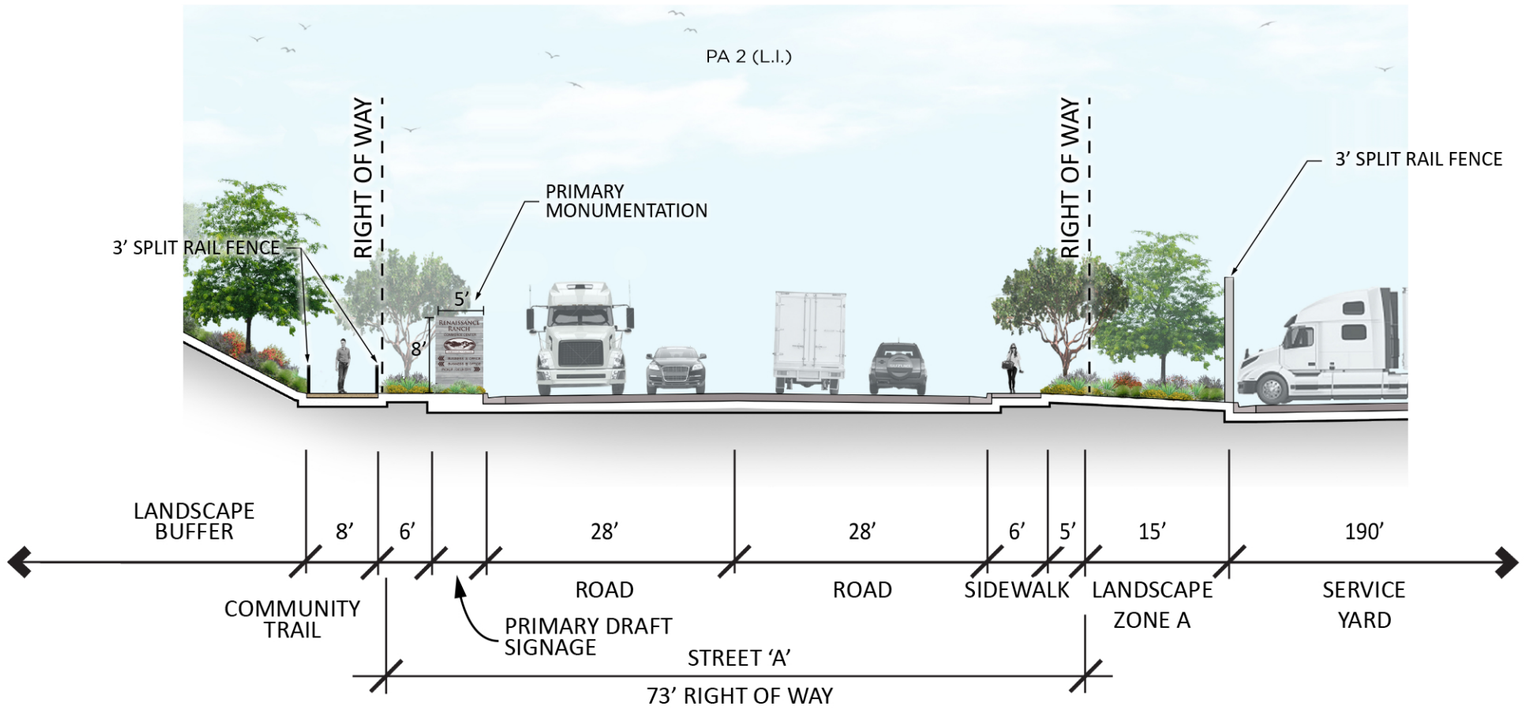
Text Dimension - Signage Enlargement

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

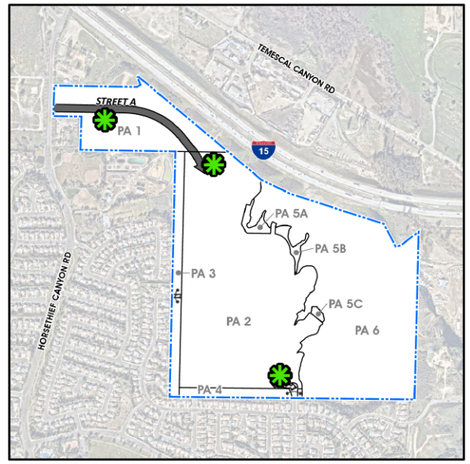
Figure 4-6

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



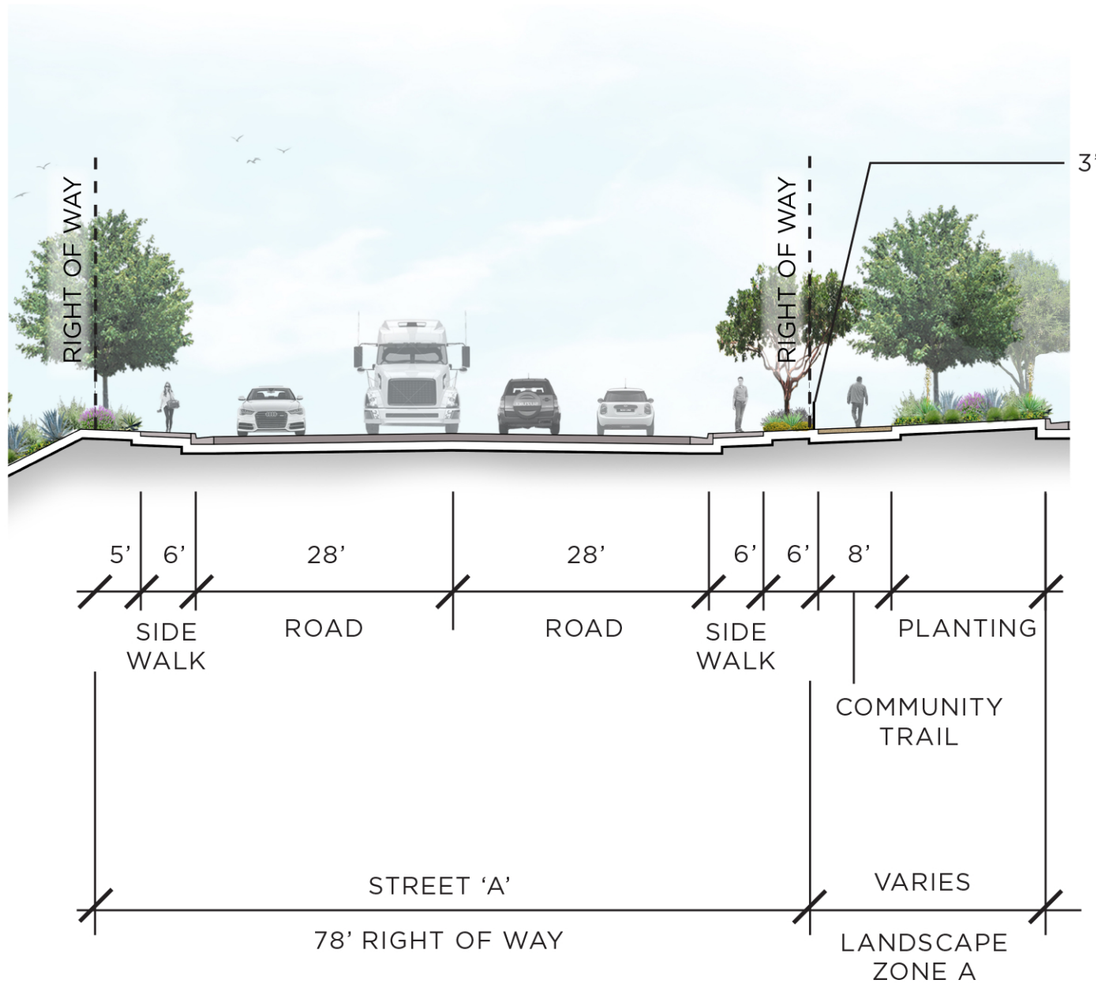
Text Dimension - Signage Enlargement

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

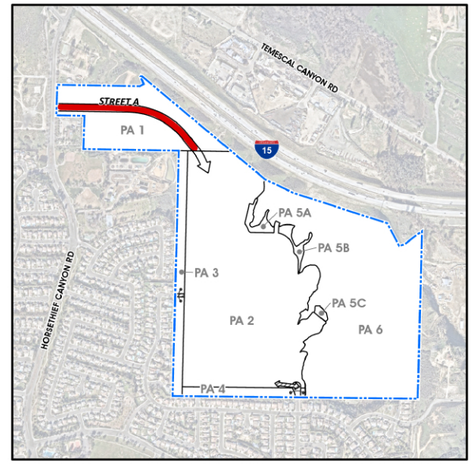
Figure 4-7

Not to Scale

Conceptual Light Industrial/Business Park Monumentation



KEY MAP



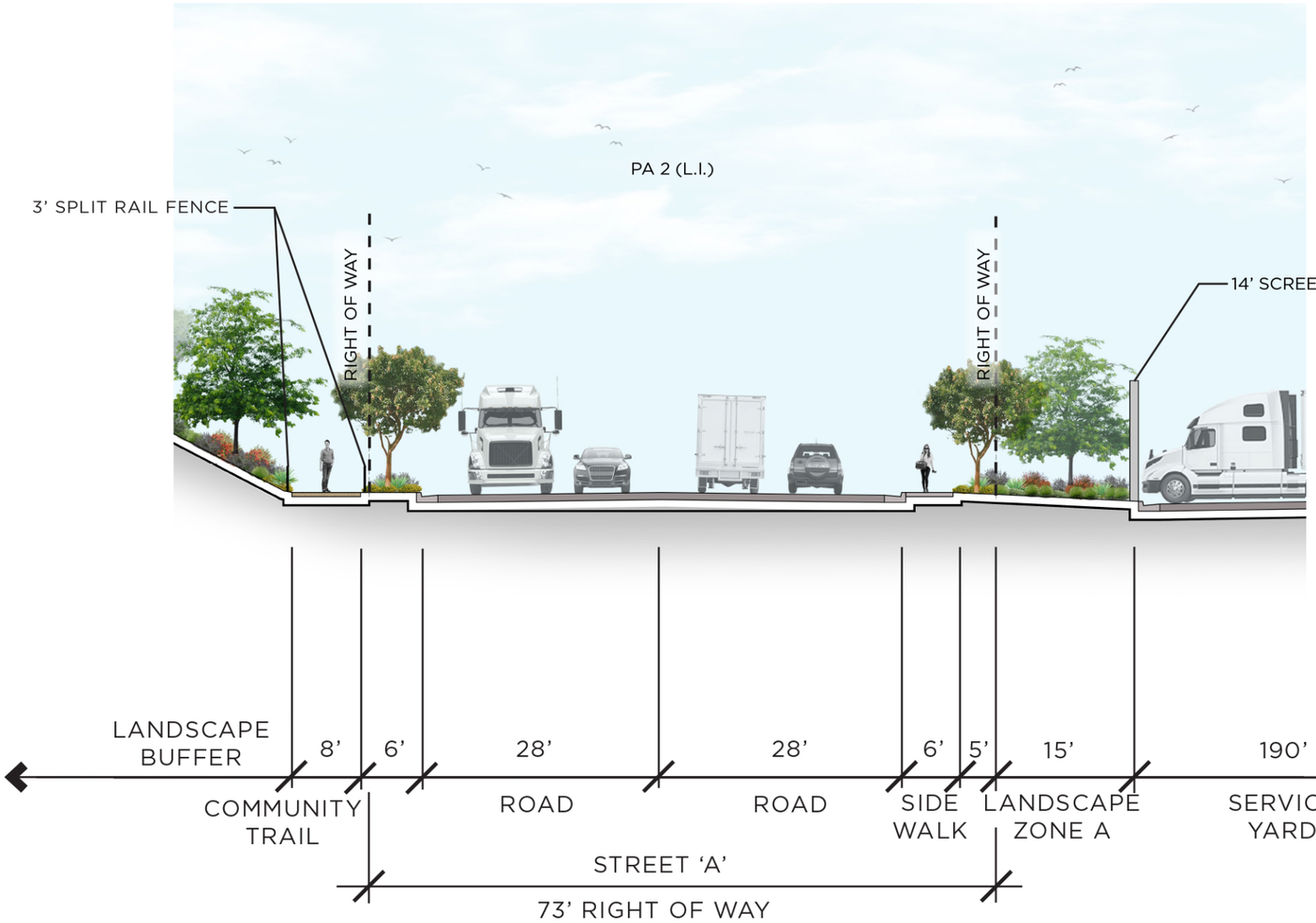
NOTE: SIDEWALK IS PROVIDED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE LIGHT INDUSTRIAL PAD.

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

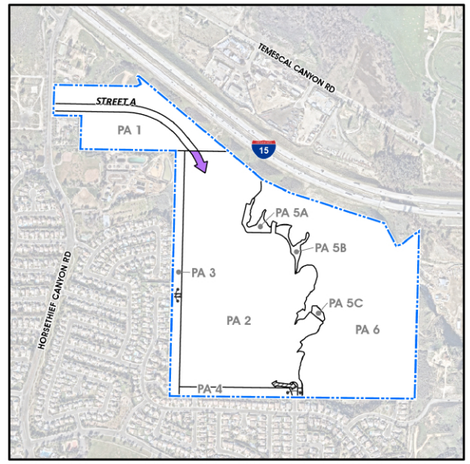
Figure 4-8

Not to Scale

Conceptual Street "A" Streetscape (1 of 2)



KEY MAP



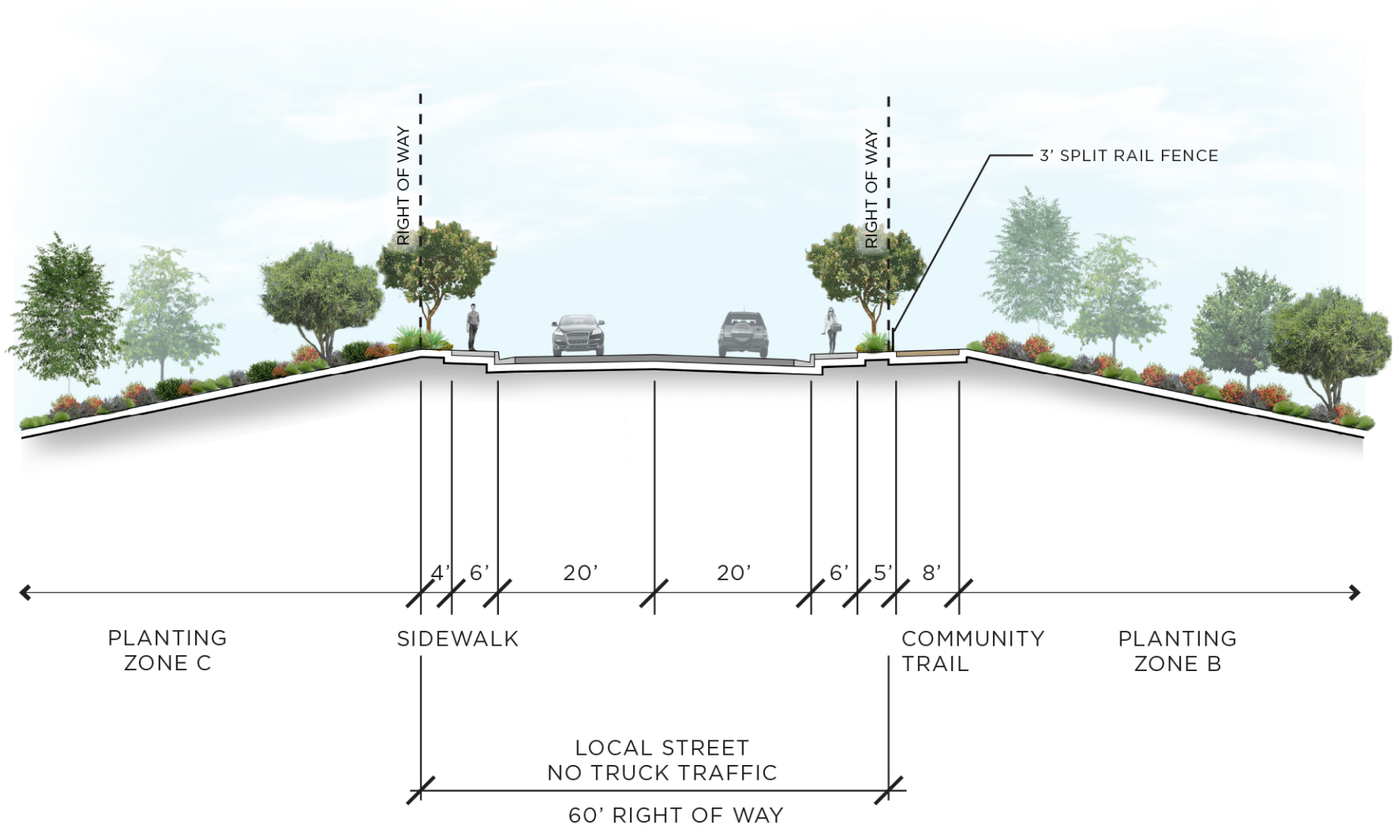
NOTE: SIDEWALK IS PROVIDED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE LIGHT INDUSTRIAL PAD.

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

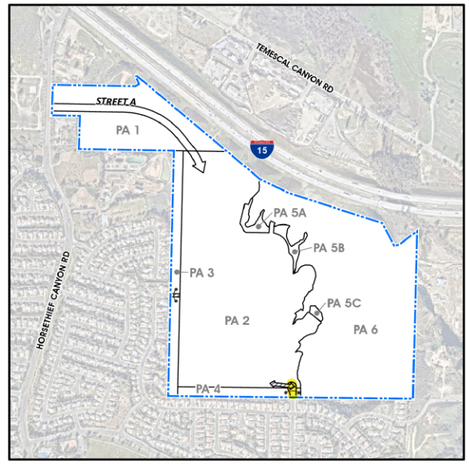
Figure 4-8A

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.

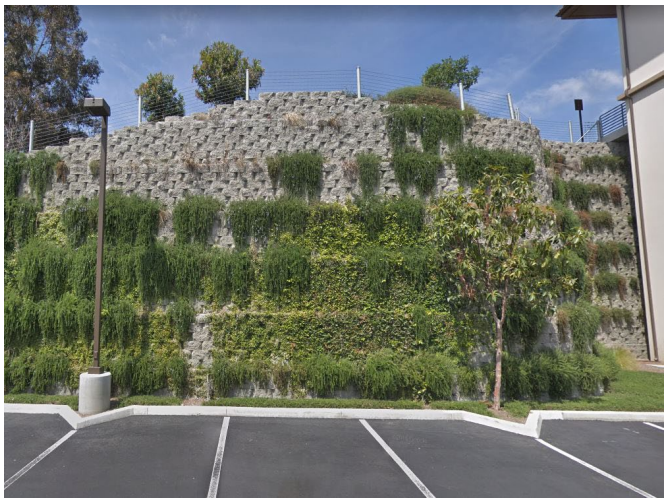
❖ Concrete Masonry Unit (CMU) Wall

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

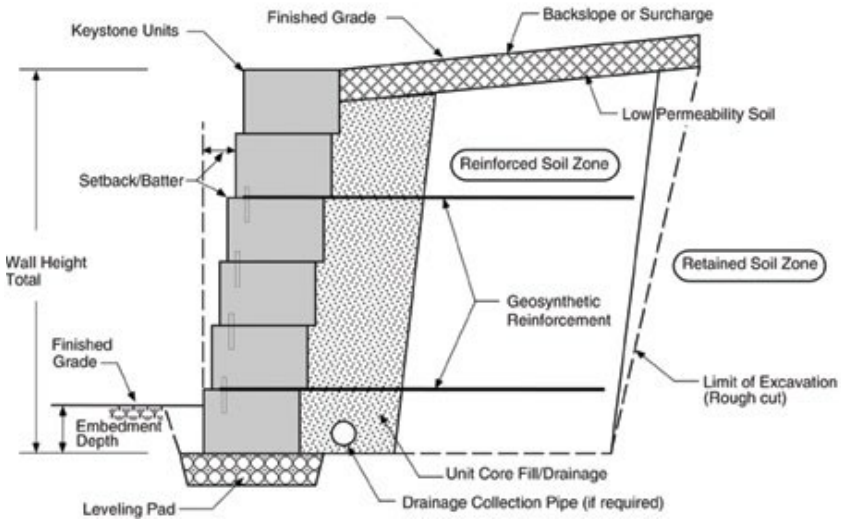
A concrete screen wall may be provided along the boundaries of the Light Industrial and Business Park uses within Planning Areas 1 and 2 and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening 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

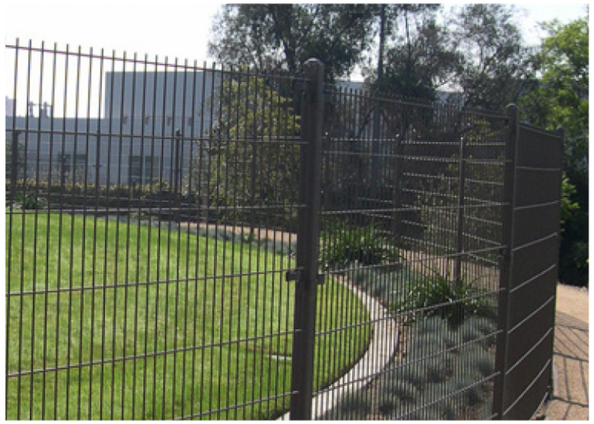


Retaining/geo-grid walls are anticipated to be used in a variety of locations within the Specific Plan (specifically along portions of: the northern, northeastern, and southern boundary of Planning Area 1, along the perimeters of Planning Areas 3, 4, 5A, 5B, and 5C, and the eastern boundary of the Light 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.

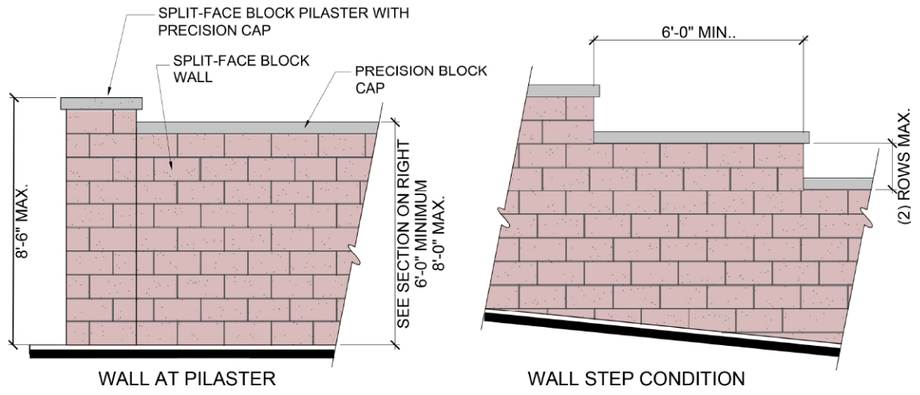


8′ TUBULAR STEEL FENCE

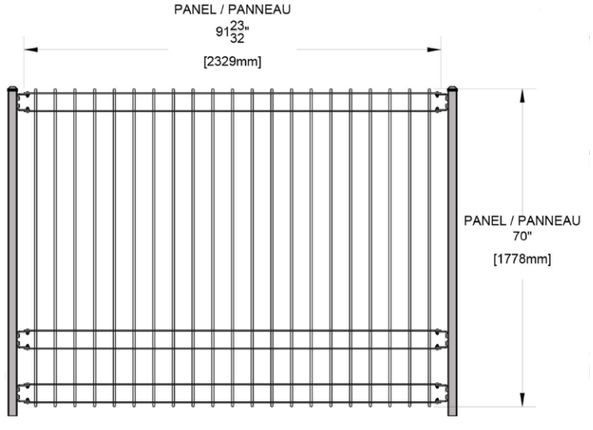


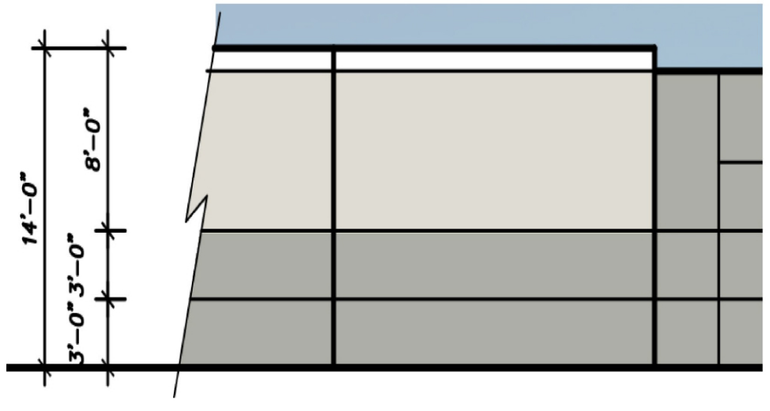
14′ CONCRETE MASONRY UNIT WALL

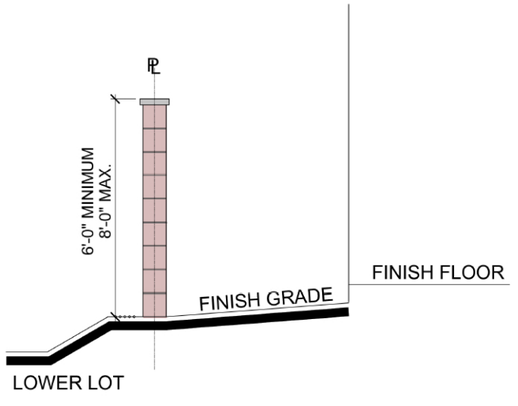




8'-14' CONCRETE SCREEN WALL





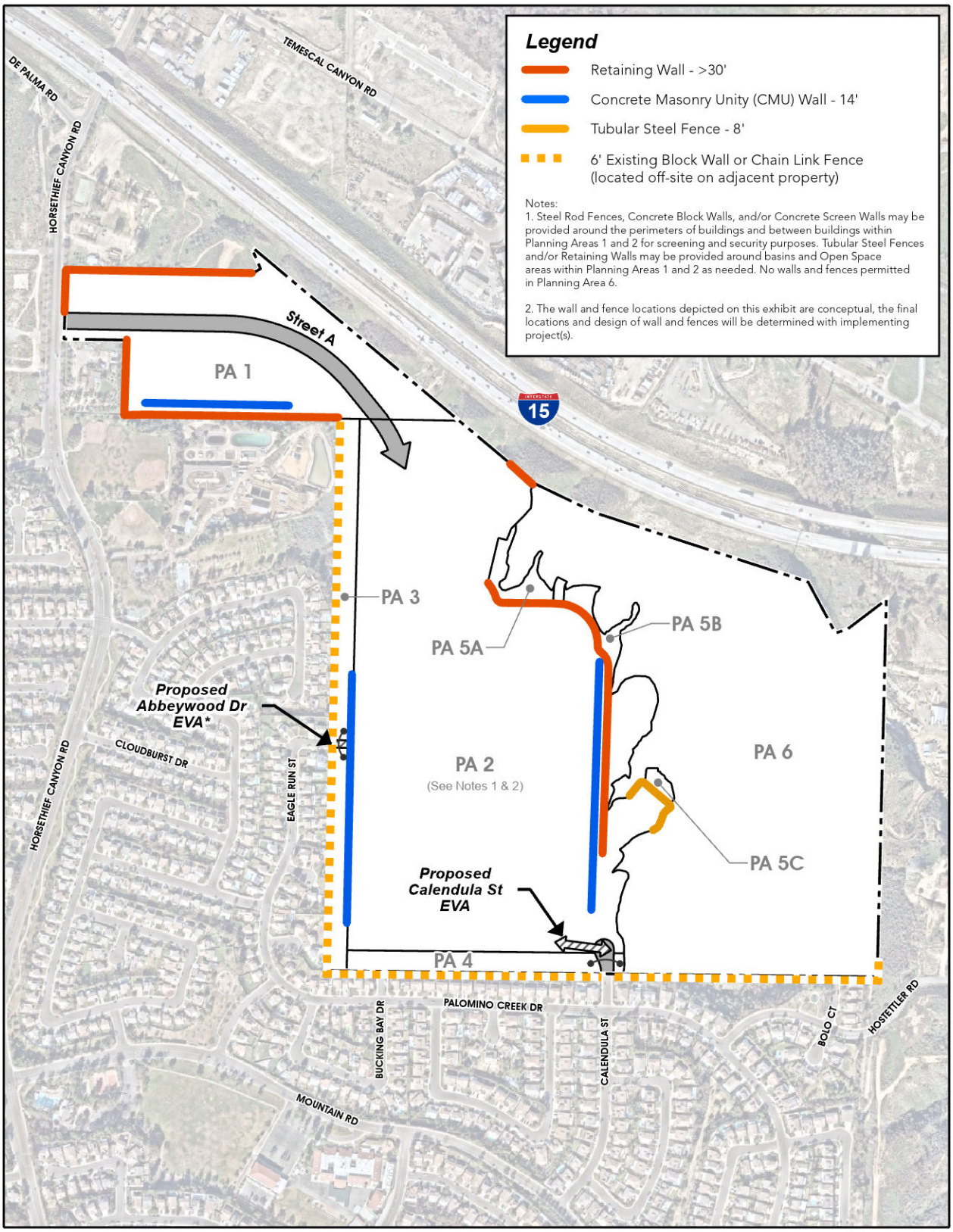


Source(s): BrightView (10-15-2020)

Figure 4-10

Not to Scale

Conceptual Wall and Fence Details



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

Figure 4-11

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

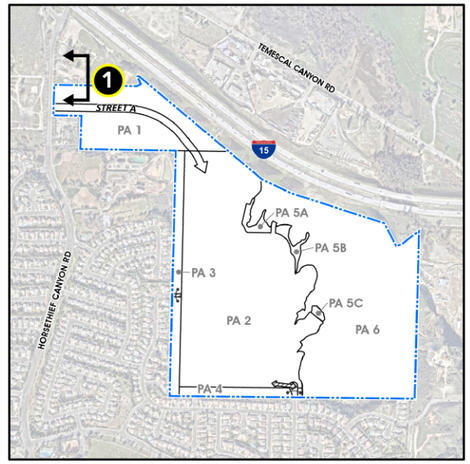
Interface #7, as illustrated on Figure 4-18, identifies the interface condition where Light Industrial land uses within Planning Area 2 are directly adjacent to the MSHCP areas conveyed to the RCA within Planning Area 6. In this condition, Light Industrial land uses are buffered from the MSHCP areas 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.*

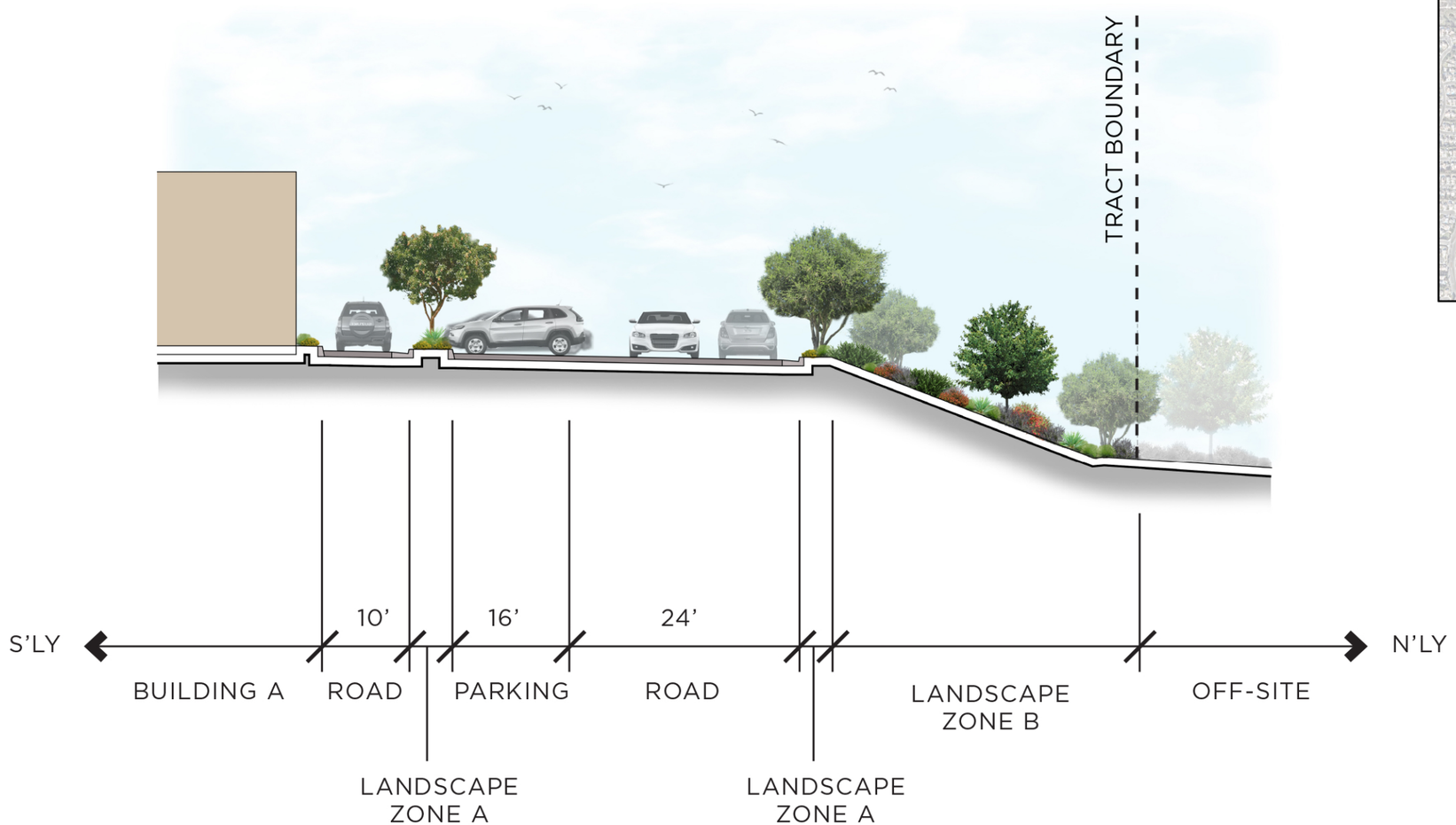
8. Interface #8 – Light Industrial to Open Space Conservation and Open Space

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.

KEY MAP





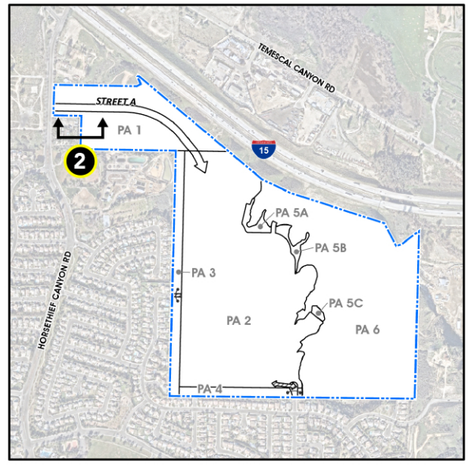
Source(s): BrightView (07-19-2023)

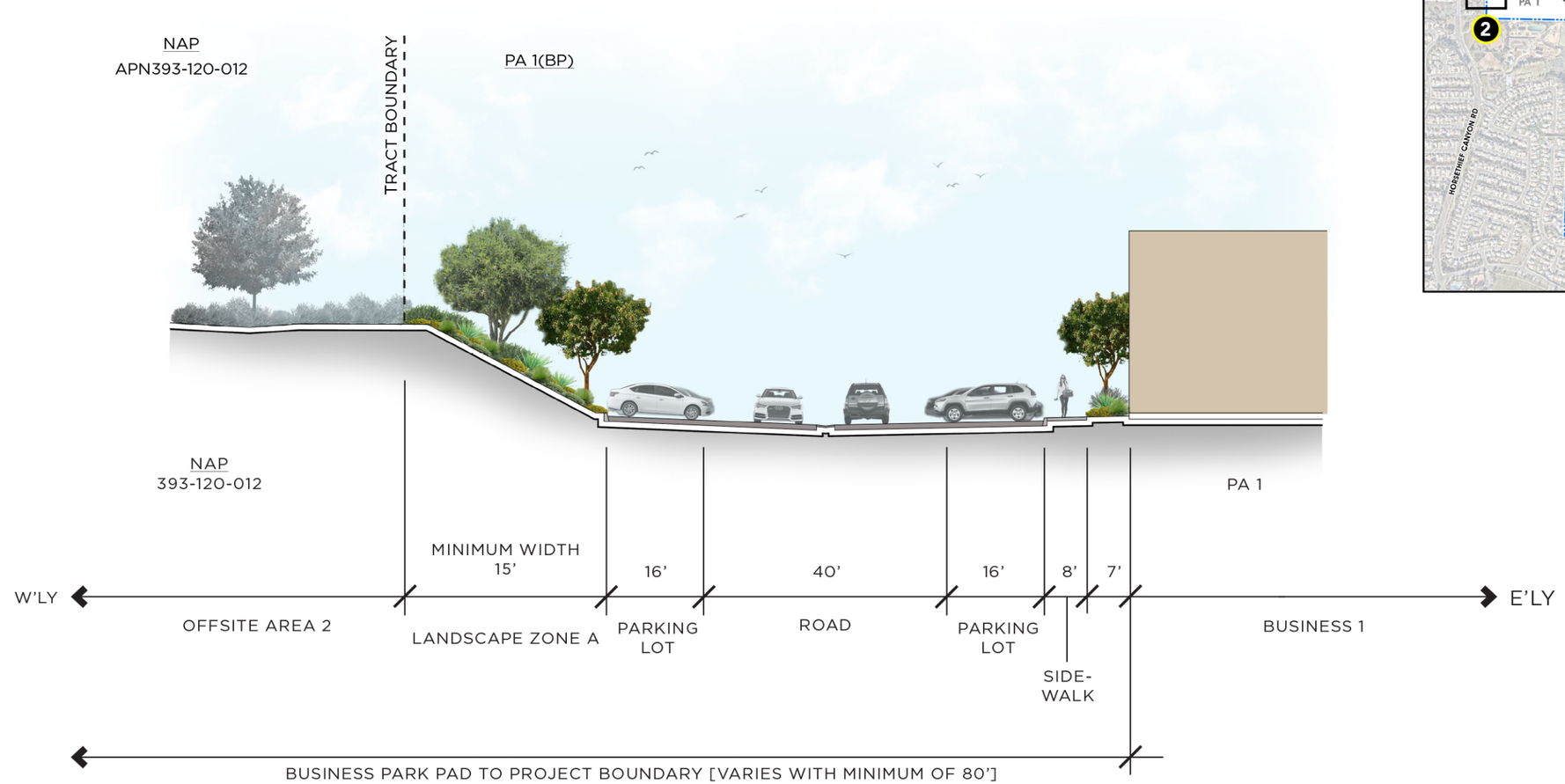
Figure 4-12

Not to Scale

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

KEY MAP





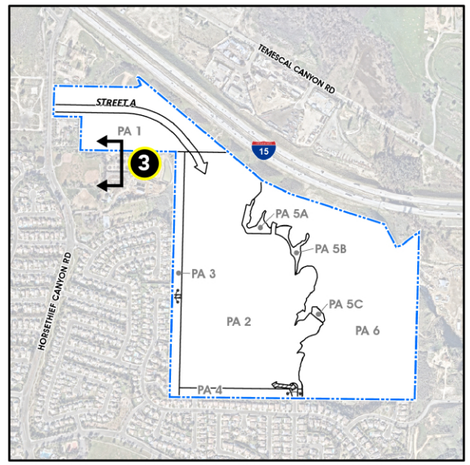
Source(s): BrightView (07-19-2023)

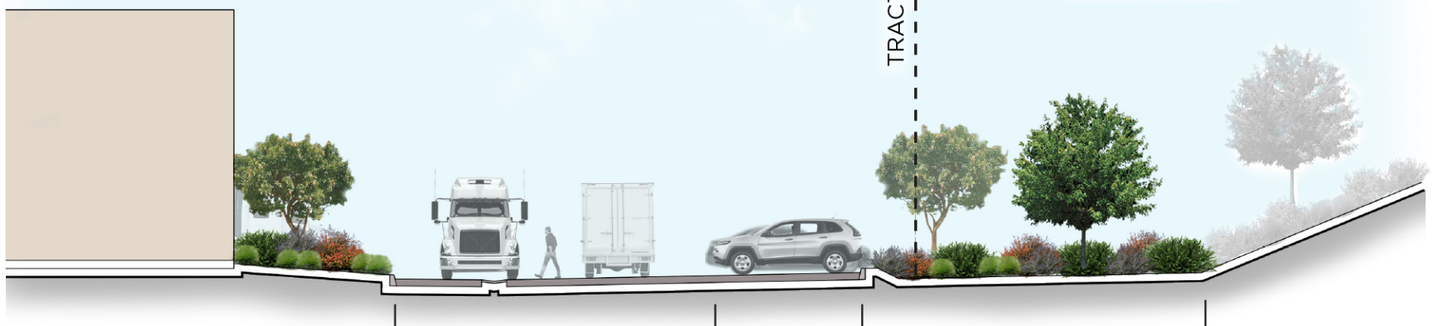
Figure 4-13

Not to Scale

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

KEY MAP





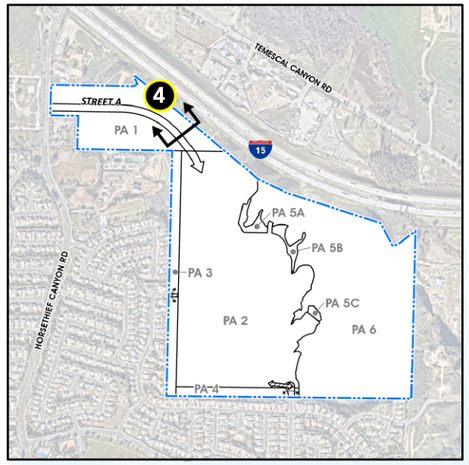
Source(s): BrightView (07-19-2023)

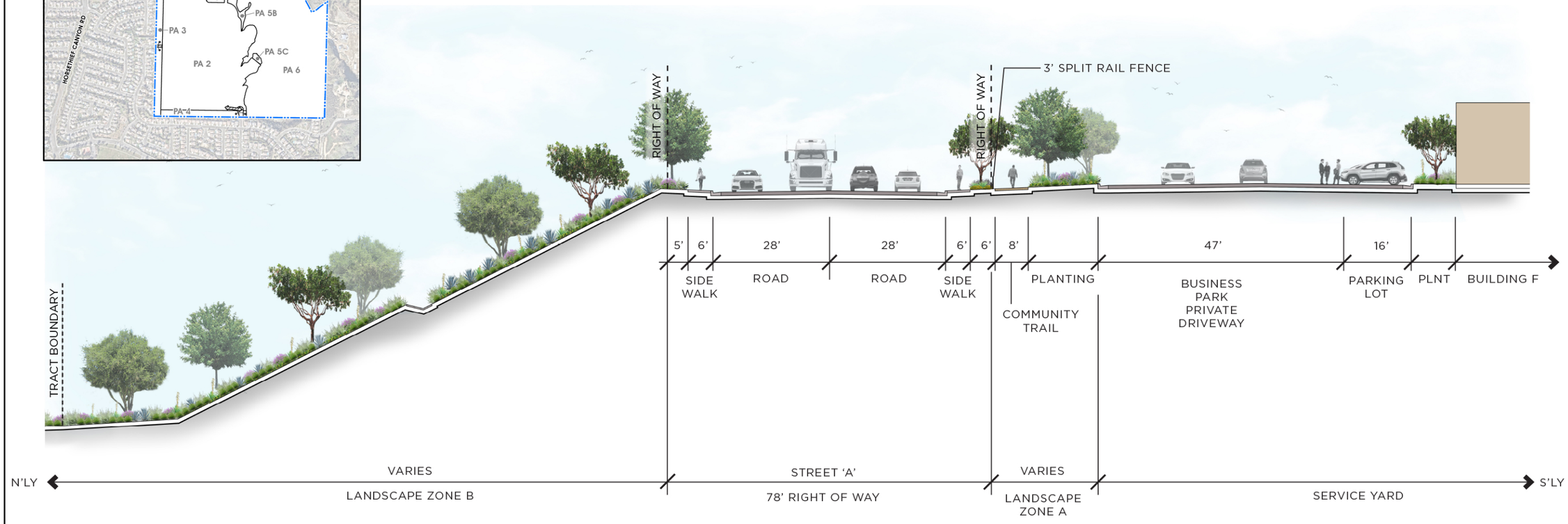
Figure 4-14

Not to Scale

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

KEY MAP





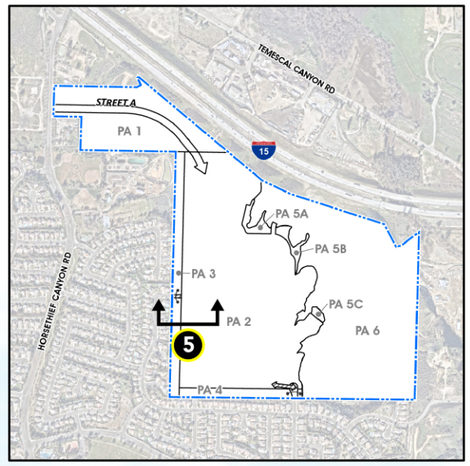
Source(s): BrightView (07-19-2023)

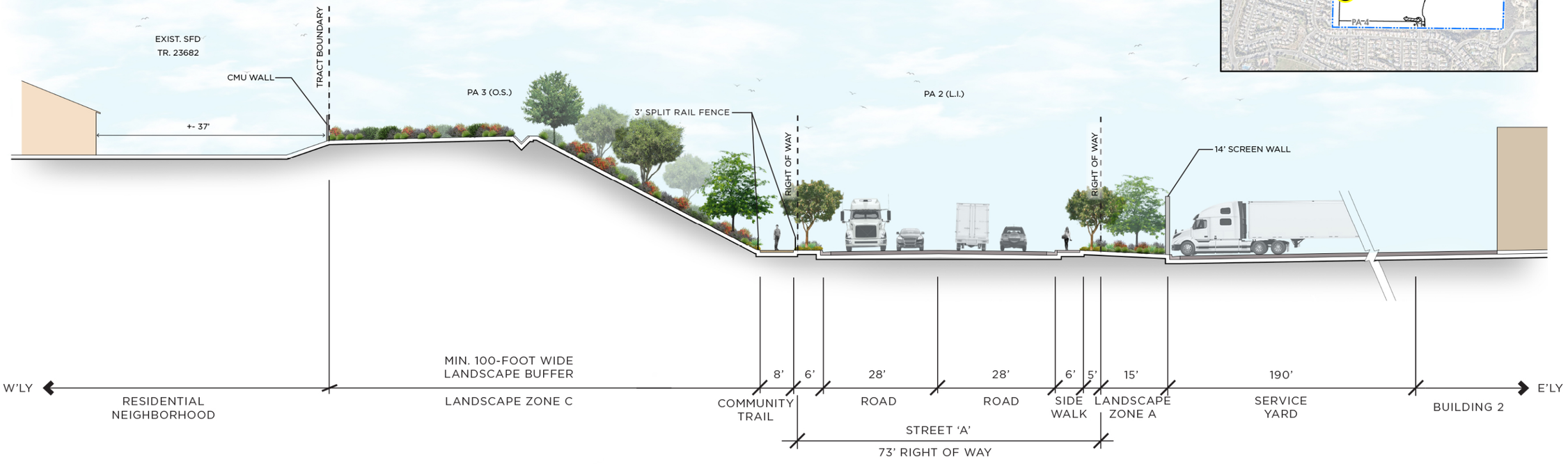
Figure 4-15

Not to Scale

Interface #4 - Business Park to Interstate 15

KEY MAP





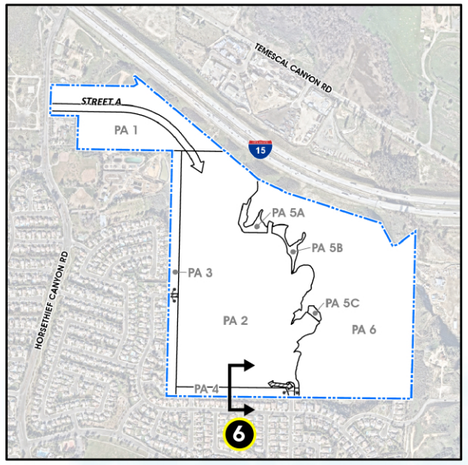
Source(s): BrightView (07-19-2023)

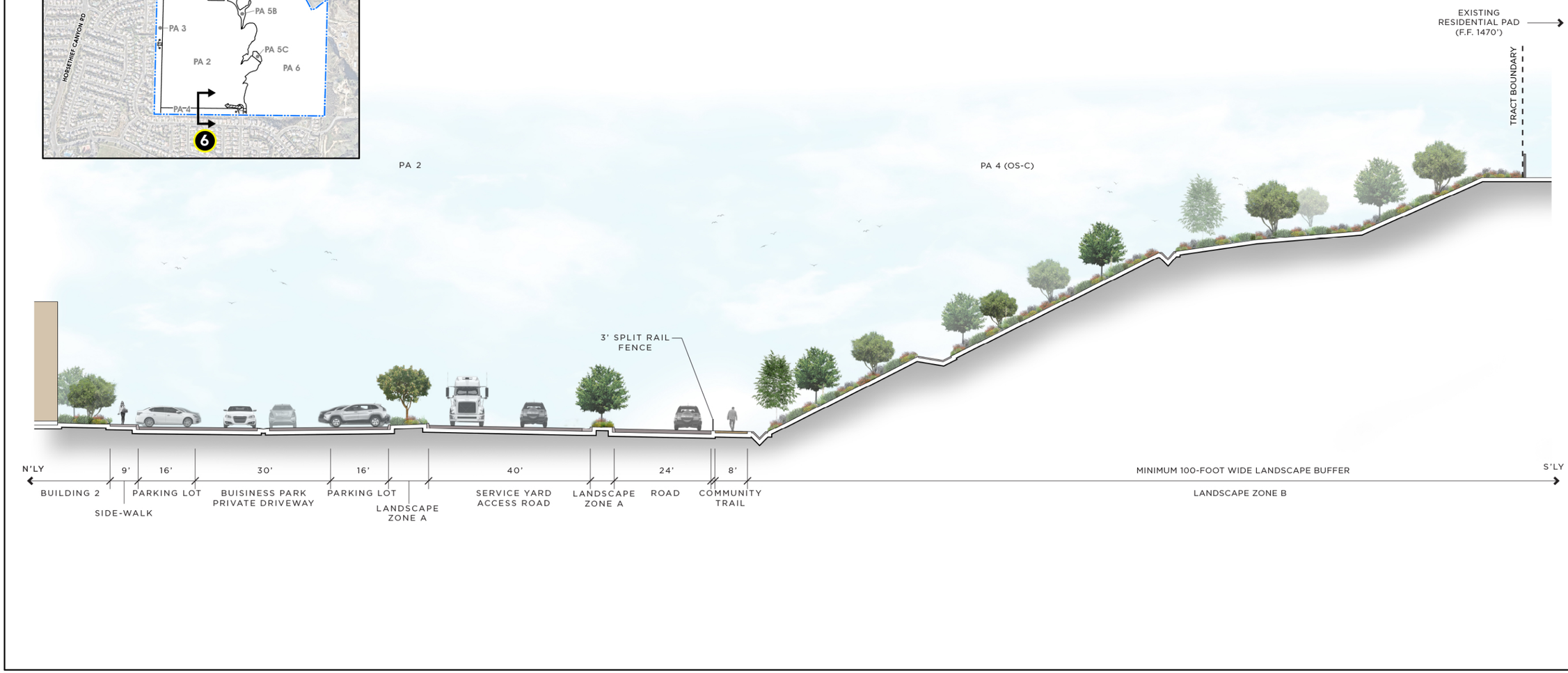
Figure 4-16

Not to Scale

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

KEY MAP





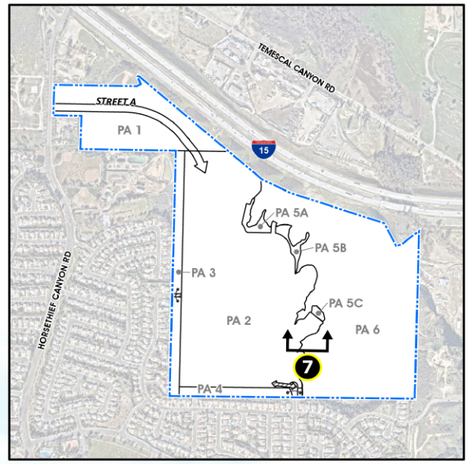
Source(s): BrightView (07-19-2023)

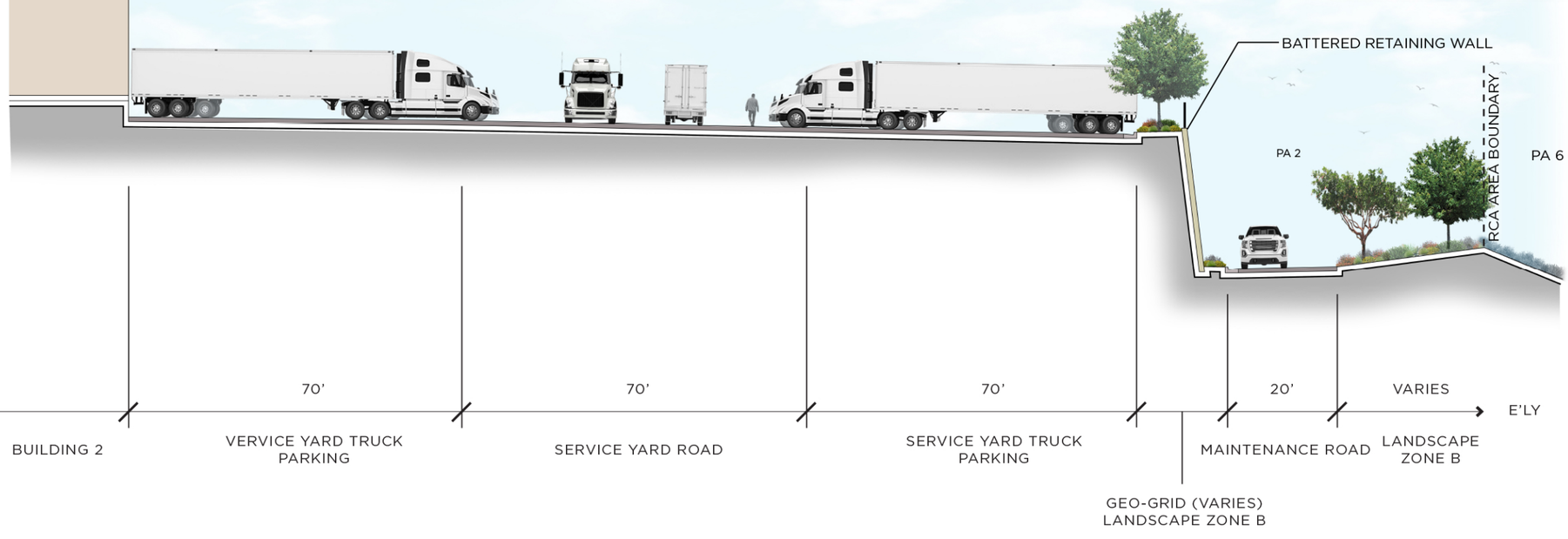
Figure 4-17

Not to Scale

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

KEY MAP





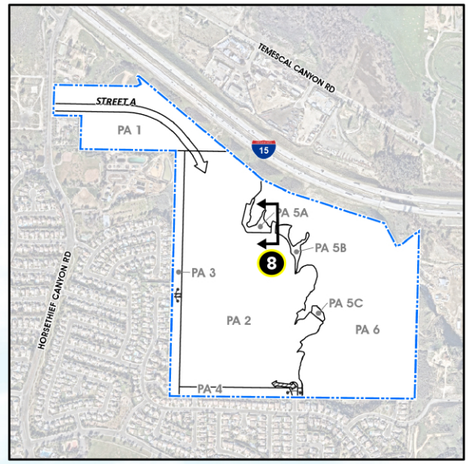
Source(s): BrightView (07-19-2023)

Figure 4-18

Not to Scale

Interface #7 - Light Industrial to Open Space

KEY MAP



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.

01/14/26, 9:01 am **SP00333A01**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00333A01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SP00333A01) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

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 Oper 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.

Advisory Notification. 3 AND - EIR Mitigation Measures

EIR Mitigation Measures have been incorporated into the Specific Plan conditions of approval and/or through the concurrent implementing development projects.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED SPECIFIC PLAN document dated February 2024.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
   - Ord. No. 460 (Division of Land)
   - Ord. No. 461 (Road Improvement Standards)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 555 (Surface Mining and Reclamation)
   - Ord. No. 625 (Right to Farm)
   - Ord. No. 630 (Regulating Dogs and Cats)
   - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
   - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
   - Ord. No. 878 (Regarding Noisy Animals)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)
   - Ord. No. 916 (Cottage Food Operations)
   - Ord. No. 925 (Prohibiting Marijuana Cultivating)
   - Ord. No. 927 (Regulating Short Term Rentals)
   - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
   - Ord. No. 659 Development Impact Fees (DIF)
   - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
   - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
   - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning SP00333A01 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decisior made by the COUNTY concerning SP00333A01, including, but not limited to, decisions made in respons to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 DEH - Hazardous Materials.

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH - Hazardous Materials. (cont.)

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.

E Health. 2 DEH - Household Hazardous Waste

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.

E Health. 2 DEH - Household Hazardous Waste

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.

E Health. 3 DEH ECP COMMENTS ON PHASE I AND PHASE II ESA

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 4 DEH SP00333A01 Comments

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan. Prior to the approval of any project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc…), the following condition shall be placed on the proposed project:

1) The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Elsinore Valley Municipal Water District (EVMWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for subsequent entitlements. It is the responsibility of the developer to ensure that all requirements associated with obtaining EVMWD water and sewer are met.
2) If any public food facility are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (951)273-9140 for additional details.
3) Any facility that handles or stores any hazardous material/waste equal to or above the threshold quantities; 55 gallons of a liquid, 200 cubic feet of a gas, 500 pounds of a solid, and/or radioactive materials (where an emergency plan is required by Federal Law), and/or extremely hazardous substances, shall contact the Department of Environmental Health Hazardous Materials Management Branch at (951)273-914 for requirements.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 4 DEH SP00333A01 Comments (cont.)

4) Any facility or dwellings that generate solid waste shall be required to comply with SB1383 for the collection and diversion of solid waste, organics and recyclables.
A more detailed review of subsequent projects will be conducted to determine any additional requirements.

Fire

Fire. 1 Adverse Impact Mitigation

The Riverside County Fire Department, Fire Planning Division reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments.

The Riverside County Fire Department provides cooperative integrated regional fire protection services within the County of Riverside and partner cities. The three closest Riverside County Fire Department and partner city fire stations by response times are as follows:

- Fire Station 64 – 25310 Campbell Ranch Road, Corona; it is approximately 2.89 minutes away.
- Fire Station 85 – 29405 Grand Avenue, Lake Elsinore; it is approximately 8.41minutes away.
- Fire Station 97 – 41725 Rosetta Canyon, Drive, Lake Elsinore; it is approximately 11.01 minutes away.

This project will contribute to a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased number of structures, traffic, and population; and the project will require an aerial apparatus response due to building height.

The developer will mitigate the overall impact to fire department service through payment of Development Impact Fees in accordance with the County's fee schedule for each applicable building. The developer will mitigate the need for an aerial apparatus through a public benefit fee in the amount of forty cents ($0.40) per square foot for each building constructed as part of the project. The public benefit fee for each building shall be due and payable prior to the issuance of the certificate of occupancy for the building at issue.

If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

Fire. 2 Other Fire Department Infrastructure needed prior to Building permits

In regard to other Fire Department required infrastructure, prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Office of the Fire Marshal, prior to any combustible building materials being placed on the project. Additionally, Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the current California Fire Code and Riverside County Fire Department Standards.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 Secondary Egress from a High Fire Hazard (cont.)

Fire. 3 Secondary Egress from a High Fire Hazard

To have adequate evacuation times from a project/property that is within High/Very High Fire Hazard area, road(s) further than 660 feet shall have secondary or alternative access to a publicly maintain circulatory road(s) per Ordinance 460.

Fire. 4 Very High Fire Hazard Severity Zone SRA

This project/property is located in a Very High Fire Hazard Severity Zone of Riverside County State Responsibility Area (SRA). Building construction in these areas are required to comply with the special construction provisions contained in current Local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements shall have concurrence with the responsible wildlife and/or other conservation agency.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 9/21/2023 Revised 11/13/2025
Bluebeam Session ID: 126-452-471

Specific Plan 333 (Renaissance Ranch) is a proposal to develop 157 acres, and is located on the south side of the 15 Freeway east of Horsethief Canyon Road. SP 333 was previously reviewed in 2004; at the time it proposed residential development with park sites and open space and was processed concurrently with Tract Maps 31210 and 31485 and Parcel Map 31484. Amendment No. 1 (SP 333 A1) proposes to amend the existing Specific Plan by redesignating the primary land use within the specific plan from medium density residential to light industrial (65.6 acres), business park (19 acres), open space: conservation (11.7 acres), and open space: conservation habitat (58.6 acres) land use designations. This project is now being concurrently processed with Parcel Map (PM)

The eastern portion of the site drains to Temescal Wash which traverses the northeast portion of the site. The remainder of the site slopes northerly towards the 15 Freeway. Offsite storm flows are tributary to the site from the water treatment plant at the northwest portion of the site, an existing 54-inch storm drain which outlets near the west property line and an existing 63-inch storm drain (Horsethief - Calendula Storm Drain) that outlets near the south property line. Onsite flows that do not drain to Temescal Wash directly flow to a series of culverts under the 15 Freeway. A storm drain system on the downstream side of the freeway constructed under Parcel Map 22735 collects storm runoff from the culverts and outlets flows to the northeast side of Temescal Canyon Road which eventually end up in Temescal Wash.

Storm flows to the existing freeway culverts is limited to allowable discharges set by Caltrans. The master plan of drainage previously submitted for the Specific Plan in 2004 proposed two onsite detention basins to reduce peak flows to meet the allowable discharges set by Caltrans; Amendment 1 is expected to do the same.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

The Specific Plan has proposed to leave the eastern portion of the site including the Temescal Wash floodplain as open space/conservation area.

The specific plan document dated March 2022 included a very basic conceptual drainage plan, which shows that offsite and onsite runoff would be collected in 8 detention basins, then conveyed in underground pipe to the Caltrans culverts or toward Temescal Wash. Flows to the Caltrans culverts then discharge to existing drainage facilities in the industrial park (PM 22735) north of the 15 Freeway, which may be privately owned.

The conceptual plan also shows an extension of the existing 63-inch storm drain near the southeast portion of the site (Horsethief - Calendula Storm Drain) to discharge to the open space adjacent to Temescal Wash, which was previously proposed by TR 31210. The well defined watercourse that serves as the outlet for the existing 54-inch storm drain at the northwest portion of the site (Horsethief - Mountain Road Storm Drain) is shown proposed to be replaced with a detention basin and pipe. The District may be willing to maintain storm drains over 36-inches. Maintenance of the remaining storm drain facilities would be by either the County Transportation Department or by a property owner's association.

Additional exhibits submitted by email in December 2021 showed that the project would not be directly connecting to Horsethief - Mountain Road Storm Drain; instead, they would build a basin downstream of the existing storm drain which would discharge via two pipes (Line I and J) under a proposed road to a natural watercourse. District O&M consider Line I and J to be culverts so they will not be maintained by the District. The basin area upstream of Line I and J cannot be constructed to District standards so it will not be maintained by the District either. The applicant will need to work with Transportation to determine whether transportation is willing to accept maintenance responsibilities for any drainage facilities.

Please note, the locations of proposed drainage and water quality facilities on Figure 2-7 of the Specific Plan and, as described above, are all conceptual. The final locations and sizes of drainage and water quality facilities, and basins will be determined when buildings are oriented and designed with implementing project(s).

If any work is to be performed within the District right-of-way or involving District facilities, an encroachment permit will be required. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

There is no specific reference in the Specific Plan document regarding provisions to meet water quality regulations. The tentative tract maps (31210 and 31485) that have been filed with the previous Specific Plan propose the use of vegetated bio filters as the primary treatment control best management practice (BMP) to meet these regulations. The Transportation Department will have the responsibility to process the review and approval of and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project may be directed to Amy McNeill at 951-955-1214 or ammcneil@rivco.org

Planning

Planning. 1 15 - PLANNING - LCP Landscape Concept Plan required at project submittal

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36") 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

Planning. 2 90 Days to Protest

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 3 Complete Case Approvals

Prior to the approval of any implementing project within the SPECIFIC PLAN the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition shall be considered as MET once the SPECIFIC PLAN, the GPAs, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED.

Planning. 4 Compliance with SP Stds/Guidelines

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Compliance with SP Stds/Guidelines (cont.)

Implementing projects are 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.

Planning. 5 CSA/CFD/CSD

With each implementing project, the developer or project proponent shall consider the potential facilities funding and maintenance mechanisms to cover the various public improvements and services that would be included within the SPECIFIC PLAN. This should first be analyzed prior to the first implementing project to establish a framework for the entire SPECIFIC PLAN. Pursuant to the SPECIFIC PLAN section 5.4 as well as the Fiscal Impact Analysis, it is anticipated that these would be accommodated by either establishing a County Service Area (CSA), a Community Facilities District (CFD), and/or Community Services District (CSD). The developer and project proponent shall consider available options for the varied types of facilities and maintenance necessary for those uses listed in, but not limited to, Section 5.4 of the SPECIFIC PLAN and propose to the County a plan for consideration and approval as appropriate. The mechanisms ultimately established shall be consistent with the SPECIFIC PLAN and the fiscal impact analysis prepared for the SPECIFIC PLAN to ensure the SPECIFIC PLAN provides adequate revenue to offset increased costs to the County. Particular focus on providing adequate funding for Fire and Sheriff services should be included in the analysis and the mechanism established.

Planning. 6 Duration of SP Validity

The SPECIFIC PLAN that this project is a part of has a life span of thirty (30) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, whichever is later. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as fifty (50%) of the minimum required Business Park and Light Industrial square foot requirements allowed by the SPECIFIC PLAN as most recently amended.) The specific plan amendment will update the entire specific plan document to reflect current development requirements. This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

Planning. 7 Existing AQ Regulations

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.

- 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%

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Existing AQ Regulations (cont.)

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.

Planning. 8 Limits of Specific Plan Document

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards. The project shall conform to all standard operating procedures of the Planning Department.

Planning. 9 MM 4.1-1 – AQ Construction

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 MM 4.1-1 – AQ Construction (cont.)

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.

i. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

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.

Planning. 10 MM 4.1-2 – Cold Storage Electrical Hookups

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.

Planning. 11 MM 4.1-3 – EV Charging Stations 1

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.

Planning. 12 MM 4.13-1 – Construction Noise

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

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Planning. 12 MM 4.13-1 – Construction Noise (cont.)

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 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.

Planning. 13 MM 4.13-2 – Construction Equipment Distance

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.

Planning. 14 MM 4.13-3 – Site Specific Noise Analysis

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 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

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Planning. 14 MM 4.13-3 – Site Specific Noise Analysis (cont.)

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.

Planning. 15 MM 4.18-2 – Rideshare Program

All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this mitigation measure. The developer and all successors shall maintain records demonstrating compliance with these requirements, which shall be made available to Riverside County staff upon request.

Planning. 16 MM 4.3-4 EV Charging Stations 2

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.

Planning. 17 MM 4.3-5 - Electric Equipment

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 and an appropriate number of charging stations for the on-site equipment shall be accommodated on site. This requirement shall be specified in all future tenant lease agreements for future buildings on the Project site.

Planning. 18 MM 4.3-6 - Alternative Fuels

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.

Planning. 19 MM 4.8-1 – CAP Checklist Compliance

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

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Planning. 19 MM 4.8-1 – CAP Checklist Compliance (cont.)

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.

Planning. 20 MM 4.8-2 – Renewable Energy

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.

Planning. 21 MSHCP Fees

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 Mitigatior Fee.

Planning. 22 NPDES

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.

Planning. 23 Ord 625 Ag Zoning Notification

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.

Planning. 24 Ord 655 Mt Palomar

Implementing projects are 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

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Planning

Planning. 24 Ord 655 Mt Palomar (cont.)

conformance with the requirements of ordinance no. 655.

Planning. 25 Ord 915 Lighting

Implementing projects are 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.

Planning. 26 OSHA

All future contracts with construction contractors shall comply with all applicable regulations and requirements promulgated by the federal Occupational Safety and Health Administration (OSHA).

Planning. 27 Planning Area Definition

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:
“PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits): "The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas: 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 28 SCAQMD Construction Rules

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).

Planning. 29 SCAQMD Rule 1113 – Architectural Coatings

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.

Planning. 30 SCAQMD Rule 2305 – Warehouse Indirect Source Rule

The Project is required to comply with the provisions of SCAQMD Rule 2305, “Warehouse Indirect Source Rule (WAIRE).” Rule 2305 applies to owners and operators of warehouses located in the SCAQMD

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Planning

Planning. 30 SCAQMD Rule 2305 – Warehouse Indirect Source Rule (cont.)

jurisdiction with greater than or equal to 100,000 square feet of indoor floor space in a single building. WAIRE is a menu-based point system. Warehouse operators are required to earn a specific number of points every year. This is based on the number of trucks trips made to and from the warehouse each year, with larger trucks such as tractors or tractor-trailers multiplied by 2.5. WAIRE Points may be earned through a) completing any combination of actions in the WAIRE menu; or b) completing actions in an approved, site-specific custom WAIRE Plan; or c) paying a mitigation fee. If an operator chooses to pay a mitigation fee, the funds will be used to provide incentivizes for near-zero and zero-emission trucks and zero-emission charging and fueling infrastructure in communities near the warehouse(s) that paid the fee.

Planning. 31 SCAQMD Rule 402 – Air Contaminants

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.

Planning. 32 SCAQMD Rule 403 – Fugitive Dust

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.

Planning. 33 SKR Fees

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.

Planning-CUL

Planning-CUL. 1 Artifact Disposition

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:

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Planning-CUL

Planning-CUL. 1 Artifact Disposition (cont.)

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.
Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources
All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources
One of the following treatments shall be applied.
1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant”. The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

Planning-CUL. 2 CRMP required

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING

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Planning-CUL

Planning-CUL. 2 CRMP required (cont.)

THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in 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-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Planning-CUL. 3 Human Remains

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:
If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 4 Native American Monitor required

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:
THE FOLLOWING Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).
In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

Planning-CUL. 5 PDA 8136 accepted

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Planning-CUL

Planning-CUL. 5 PDA 8136 accepted (cont.)

County Archaeological Report (PDA) No. 8136 submitted for this project (GPA200004, SP00333a03) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resources Assessment for the Renaissance Ranch Project", dated May 05, 2021
PDA 8136 concludes: The Phase I cultural resources survey for the project resulted in the identification of two historic refuse scatter sites (RIV-11,586 and RIV-11,587). The proposed development will impact both sites. In order to accurately evaluate the archaeological sites and potential
impacts of the project development upon the resources, an archaeological testing program was completed by BFSA to augment the level of work completed as part of the Phase I survey. The archaeological sites were evaluated as not significant and ineligible for listing on the CRHR. As
a result, site-specific mitigation measures will not be required. However, the grading of this project may impact cultural resources that have not been previously identified. Because the potential exists that inadvertent discoveries could be made during grading or earthwork, an archaeological
monitoring program is recommended. The monitoring of earth-disturbing activities by a qualified archaeologist and a Native American representative will facilitate the identification of inadvertent discoveries and the subsequent evaluation of any archaeological sites.

Planning-CUL. 6 PDA08033 accepted

County Archaeological Report (PDA) No.8033 submitted for this project (GPA200004, SP00333A01) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment and Archaeological Test Plan for the Renaissance Ranch Project", dated August 28. 2020.
PDA 8033 concludes: Two previously recorded historic trash scatters, RIV-11,586 and RIV-11,587, were identified within the subject property.
PDA 8033 recommends: Both sites will be impacted by the development of the project, it is recommended that both RIV-11,586 and RIV-11,587 be subjected to an Archaeological Phase II Testing and Evaluation Program in conformance with the County of Riverside report guidelines and CEQA significance evaluation criteria.
These documents are herein incorporated as a part of the record for project.

Planning-CUL. 7 Phase IV Cultural Monitoring Report

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:
Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Monitoring Plan.

Planning-CUL. 8 Unanticipated Resources

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN FOR PUBLIC HEARING THE FOLLOWING CONDITION OF APPROVAL SHALL BE PLACED ON THE PROJECT:

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Planning-CUL

Planning-CUL. 8 Unanticipated Resources (cont.)

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 CRD 4.4-3 Conservation Area Fencing

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 Area 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.

Planning-EPD. 2 CRDR 4.4-4 Amended Regulatory Permits

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.

Planning-EPD. 3 Establish a Conservation Easement/MOU

Conservation Measure: The project will donate in fee title to the RCA 58.88 acres prior to any project-related ground disturbance. The 4.2-acre “Transitional Native Planting Zone” will be placed into MSHCP conservation through a conservation easement or Memorandum of Understanding with the RCA

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Planning-EPD

Planning-EPD. 3 Establish a Conservation Easement/MOU (cont.)

once Habitat Restoration Plan criteria is deemed successful (see RESTORATION OF TEMPORARY IMPACTS AND REVEGETATED ENGINEERED SLOPES MEASURE).

Planning-EPD. 4 Habitat Restoration Plan

RESTORATION OF TEMPORARY IMPACTS AND REVEGETATED ENGINEERED SLOPES MEASURE. A Habitat Restoration Plan for the temporary impacts to the 1.8 acres and 2.4 acres of revegetated engineered slopes (i.e., 4.2-acre "Transitional Native Planting Zone") will be prepared and submitted to the Regional Conservation Authority (RCA) and the Wildlife Agencies [United State Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW)] for review and approval prior to project implementation, including any ground disturbance. The Habitat Restoration Plan will include restoration success criteria and a requirement that restoration success will be determined by the RCA and Wildlife Agencies.

Planning-EPD. 5 MM 4.4.2 Noise Attenuation

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 5A, 5B, 5C, 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 Leq. In the event that the analysis shows that future site operations would expose the Conservation Areas to noise levels exceeding 65 dBA Leq, the required acoustical analysis shall incorporate recommendations to reduce Project-related operational noise affecting the Conservation Areas to below 65 dBA Leq. Noise attenuation measures may include, but are not necessarily limited to, the incorporation of screen walls or other barriers (such as berms). Construction-related noise shall be prohibited within 200 feet of the MSHCP Conservation Area if a qualified avian biologist detects nesting activity during a nesting bird survey. A nesting bird survey shall be conducted by a qualified avian biologist within no more than 72 hours of scheduled ground disturbance activities, including staging and site preparation, to determine the presence of nesting birds. Construction activity within and adjacent to any occupied sensitive habitat areas must not exceed 65 dBA Leq, or ambient noise levels if higher than 65 dBA Leq, during the breeding season. 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.

Planning-EPD. 6 MM 4.4-1 Temporary Night Lighting

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.

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Planning-EPD

Planning-EPD. 7 MM 4.4-3 Burrowing Owl (cont.)

Planning-EPD. 7 MM 4.4-3 Burrowing Owl

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, including clearing, grubbing, and/or stockpiling, 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 owl are not detected during the pre-construction survey, no further mitigation is required. If active burrowing owl burrows are detected during the breeding season, (February 1- August 31) the onsite biologist will establish buffers around the active burrows following the recommended guidelines of the MSHCP and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed. The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If active burrowing owl burrows are detected outside the breeding season (February 1 through August 31), then passive and/or active relocation pursuant to a Burrowing Owl Plan that shall be prepared by the Applicant and approved by the County EPD in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens. CDFW will be sent written notification within 3 days of detection of burrowing owls, if found. Preconstruction Burrowing Owl breeding bird surveys shall be conducted by a qualified biologist within three days of ground disturbance or vegetation clearance following the recommended guidelines of the MSHCP.
*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, the qualified biologist who holds an MOU with the County of Riverside and Project Applicant shall coordinate with the County, CDFW, and United States Fish and Wildlife Service (USFWS) to develop a Burrowing Owl Plan to be approved by the County, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall instead be implemented.
A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the County of Riverside Planning Department for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and ground disturbance activities.

Planning-EPD. 8 MM 4.4-4 Nesting Birds

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Planning-EPD

Planning-EPD. 8 MM 4.4-4 Nesting Birds (cont.)

Prior to grading or other ground-disturbing activities, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting coastal California gnatcatcher according to United States Fish and Wildlife Service (USFWS) 2019 survey protocol guidelines. Riverside County shall impose conditions of approval on future grading permits requiring focused surveys to be conducted prior to ground disturbance or discing activities. A minimum of three (3) surveys shall be conducted at least one week apart to determine presence/absence of coastal California gnatcatcher. Surveys shall be conducted by the Designated Biologist at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Survey duration shall take into consideration the size of the project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. Written and mapped qualitative descriptions of plant communities (including dominant species and habitat quality) on and adjacent to the area surveyed also shall be provided with survey results to USFWS and California Department of Fish and Wildlife (CDFW) within 45 days following the field surveys and prior to ground disturbing activities. The results of the focused surveys shall be provided to the Riverside County Environmental Programs Department (EPD), CDFW, and USFWS for review and approval prior to commencement of ground disturbing or discing activities. 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, the habitat has been confirmed to be unoccupied by California gnatcatcher, and the requirements of Mitigation Measure MM 4.4-5 have been completed, then ground disturbance or discing of the occupied areas shall be prohibited between March 1 and August 15. If an active coastal California gnatcatcher nest is located, the nest site shall be fenced with a buffer of a minimum of 500 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, as confirmed by a qualified biologist. If a nest is suspected, but not confirmed, the Designated Biologist shall establish a disturbance-free buffer until additional surveys can be completed, or until the location can be inferred based on observations. If a nest is observed, but thought to be inactive, the Designated Biologist shall monitor the nest for one hour (four hours for raptors during the non-breeding season) prior to approaching the nest to determine status. The Designated Biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. 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.

Planning-EPD. 9 MM 4.4-5 Grading Plan Notes

Prior to the issuance of grading permits, Riverside County shall ensure that the following note is included on the Project's grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

"Vegetation clearing shall be conducted outside of the bird nesting season only if a qualified biologist demonstrates to the satisfaction of the Lead Agency, CDFW, and the USFWS, that all nesting is complete through completion of a Nesting Bird Clearance Survey may vegetation clearing commence. A Nesting Bird Clearance Survey report shall be submitted to Riverside County for review and approval prior to initiating staging and site preparation.. 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. The

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Planning-EPD. 9 MM 4.4-5 Grading Plan Notes (cont.)

Project Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
"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, the CDFW, and the USWFS for mitigation monitoring compliance record keeping. If vegetation removal is not completed within 72 hours of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds."

Planning-EPD. 10 MM 4.4-6 Regulatory Permits

Prior to issuance of a grading permit affecting areas containing waters of the United States 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. 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.

Planning-EPD. 11 MM 4.4-7 Crotch's Bumblebee

If at the time of application for grading permits the Crotch's bumble bee (Bombus crotchii; herein, "CBB") has been listed by the California Department of Fish and Wildlife (CDFW) as an "Endangered" species under the California Endangered Species Act (CESA) or remains a candidate for listing, and in the event that at the time of grading permit application the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has not been amended to add the Crotch's bumble bee (Bombus crotchii; herein, "CBB") as a Covered Species and/or if the MSHCP Incidental Take Permit (ITP) has not been amended to provide take coverage for the CBB, then prior to the issuance of grading permits or other permits authorizing ground-disturbing activities on site, the following measures shall apply.

1. Incidental Take Permit. Prior to issuance of grading permits, the Project Applicant shall secure an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife (CDFW) for the potential loss of Crotch's bumble bee (Bombus crotchii) nests and individuals. No permits authorizing ground disturbance or grading in Crotch's bumble bee habitat shall be approved by Riverside County until CDFW approves the ITP.

2. Pre-Construction Survey. Prior to and within 72 hours of initial ground-disturbing activities in Crotch's

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Planning-EPD

Planning-EPD. 11 MM 4.4-7 Crotch's Bumblebee (cont.)

bumble bee habitat (including vegetation clearing, grading, or construction), a qualified biologist with demonstrated experience in bumble bee identification and ecology shall conduct a pre-construction survey for the Crotch's bumble bee within the proposed ground disturbance area and a 50-foot buffer, where accessible. If a nest is identified and avoidance of the nest until after the colony has naturally completed its annual life cycle (typically late fall) is not feasible, the Project Applicant shall notify CDFW and implement actions identified in the ITP regarding active nests.

3. Habitat and Nesting Enhancement in Conserved Open Space. Within the Project site's 61.27 acres of conserved open space (i.e., within Planning Areas 5A, 5B, 5C, and 6) that will be conveyed to the Western Riverside Regional Conservation Authority (RCA), no less than 38 acres shall receive a floral resource boost to enhance Crotch's bumble bee habitat. This represents an approximate 0.5:1 mitigation ratio compared to the approximately 75.15 acres of impacted habitat. The enhancement activities may be phased and shall be specified in the ITP. The floral resource boost requirements shall consist of the following, subject to refinement and adjustment as will be specified in the ITP.

a. Legumes (Fabaceae) - e.g., lupines and native clovers, which provide high-value pollen (Fabaceae is the top plant family associated with CBB observations). Planting could include annual lupines (Lupinus spp.), deerweed (Acmispon glaber), and California bush lupine or other locally appropriate species.
b. Mints and Sages (Lamiaceae) - e.g., black sage, purple sage, and other Salvia species. Salvias have been noted as food plants for CBB and offer nectar-rich blooms in spring.
c. Sunflower Family (Asteraceae) - e.g., native goldenbush (Isocoma menziesii), buckwheats (Eriogonum fasciculatum is in Polygonaceae but often considered with Asteraceae in function), and asters/daisies (Chaenactis, Helianthus, etc.). Many composite flowers provide accessible nectar/pollen; Chaenactis (dusty maidens) is specifically noted as an example food plant.
d. Milkweeds (Asclepiadaceae/Apocynaceae) - e.g., narrowleaf milkweed (Asclepias fascicularis) or other native milkweeds. Milkweeds bloom in summer and are documented CBB resources.
e. Borages and Phacelias (Boraginaceae/Hydrophyllaceae) - e.g., Phacelia spp., popcorn flower, and related wildflowers. Phacelias are fire-following annuals that produce abundant pollen/nectar and are listed among CBB's food plants.
f. Buckwheats (Polygonaceae) and Others - e.g. California buckwheat (an important summer-fall nectar source in sage scrub) and any appropriate Plumbaginaceae (sea-lavenders) if present.

4. Performance Criteria for Functional Uplift. The CBB habitat enhancement areas shall be managed for the purpose of assuring success. Success will be defined by the following criteria by the end of Year 3 (with adaptive management extending up to Year 5 if needed) as will be further defined in the ITP:

a. Native Floral Cover – Achieve and maintain at least 30% absolute cover by native flowering species across enhancement areas and achieve and maintain over 50% absolute cover by Year 5.
b. Invasive Species Suppression – Reduce and maintain non-native invasive plant cover (e.g., mustards, bromes, thistles) to ≤30% absolute cover and reduce and maintain to ≤20% absolute cover by Year 5.
c. Seasonal Bloom Continuity – Ensure documented native floral resources are available in at least three distinct seasonal periods (early spring, late spring/summer, late summer/fall) to support all Crotch's bumble bee life stages (queens, workers, males).
d. Floral Diversity – Establish 5-8 native species from key bee-used plant families (Fabaceae, Asteraceae, Lamiaceae, Boraginaceae, Apocynaceae, Polygonaceae).

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Planning-EPD

Planning-EPD. 11 MM 4.4-7 Crotch's Bumblebee (cont.)

e. Nesting Substrate Indicators – Maintain and monitor undisturbed areas with natural small mammal burrows, natural debris/leaf litter across the enhancement site to provide suitable nesting and overwintering habitat for Crotch's bumble bee.
f. Monitoring and Adaptive Management. As part of the monitoring and adaptive management for CBB, the following activities shall be conducted:
i. Bi-annual monitoring (spring and late summer) shall be conducted.
ii. If criteria are not met by Year 3, reseeding, invasive control, and supplemental planting shall be implemented, with monitoring extended up to Year 5.
iii. Success shall be reported to CDFW and RCA, with re-engagement if criteria are not achieved.
iv. Maintenance of Habitat in Conserved Open Space. The Project Applicant shall provide an endowment to the RCA for the purpose of maintaining Crotch's bumble bee habitat in the onsite conserved open space area, the amount of which will be specified in the ITP. The RCA will be responsible for long-term maintenance. The endowment shall be limited to the estimated long-term management costs necessary to implement the Crotch's bumble bee habitat enhancement and monitoring measures identified in the ITP. The amount will be based on a task-based cost estimate developed in consultation with CDFW and RCA, ensuring proportionality to the scope of work, with reasonable boundaries established.

5. Habitat Enhancement in Development Areas. Within the Project site's development areas, the Project Applicant shall identify areas where Crotch's bumble bee habitat can be established and perpetually maintained, if anywhere. These areas shall be identified in the ITP and shall be shown on the Project's construction-level landscaping plans to be approved by Riverside County prior to landscape installation. In these areas, herbicide and pesticide use shall be prohibited and maintenance and weeding shall occur by manual methods. Perpetual maintenance shall be assured as will be specified in the ITP.

In the event that the CBB has not been listed as Endangered under the CESA at the time of issuance of grading permits and is no longer a Candidate for listing, then the above-listed requirements in MM 4.4-8 shall not apply. In the event the MSHCP has been amended to include the CBB as a Covered Species and the MSHCP's ITP has been amended to provide take coverage for the CBB, the above-listed requirements would not apply. In such case, the Project shall be subject to all applicable MSHCP requirements related to the CBB that are in effect at that time. If the CBB is later added as a Covered Species under the MSHCP, take authorization would occur under the amended MSHCP ITP, and no separate project-specific ITP would be required.

Planning-EPD. 12 MSCHP ARL

PROTECTIVE MECHANISM MEASURE. Implementation of the Conservation Measure above will place the 6.6 acres of unaffected MSHCP riparian/riverine resources into MSHCP conservation (i.e., MSHCP ARL), prior to any project-related ground disturbance.

Planning-EPD. 13 MSHCP BMPs

APPENDIX C MEASURE. i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the

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Planning-EPD

Planning-EPD. 13 MSHCP BMPs (cont.)

species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements. iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7. vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. x. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s). xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

Planning-EPD. 14 MSHCP Conservation Donation Agreement - EPD

Prior to Recordation of any implementing project, the applicant will provide EPD with documentation showing they have entered into a donation agreement with the Western Riverside County Regional Conservation Authority (RCA) for the donation of the approximately 61.27 acres (58.88 in OS-CH and 2.39

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Planning-EPD

Planning-EPD. 14 MSHCP Conservation Donation Agreement - EPD (cont.)

acres of areas that would be temporarily impacted and restored) of conservation land as identified in HANS00206/JPR 04-11-30-01.

Planning-EPD. 15 UWIG

SECTION 6.1.4 MEASURE. i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Best Management Practices (BMPs) will be implemented to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm downstream biological resources or ecosystems. ii. 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 shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff. iii. Night lighting shall be shielded and directed downward and away from the MSHCP Conservation Area to protect species from direct night lighting. Post-project ambient light levels within the MSHCP Conservation Area shall not exceed that of pre-project conditions as a result of light spill from the Project site. A responsible party, such as a Homeowners Association or other legally recognized entity, will be assigned prior to occupancy and will be responsible for maintaining the lighting in perpetuity. Any lighting issues will be addressed within 30 days of receiving input from the RCA. iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. v. Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features. vi. Fencing shall be designed to prevent access to the MSHCP Conservation Area by unauthorized public access, domestic animals, and illegal trespass or dumping. This shall include, at a minimum, barriers with a minimum height of 6 feet with no greater than 2-inch openings (i.e., tubular steel fencing with tines set on 2-inch centers) and shall include a metallic or masonry component (i.e. wire mesh cloth) buried to a minimum depth of 12 inches below ground surface level to prevent domestic animals from gaining access to the MSHCP Conservation Area by digging under. This fencing shall be installed at the interface with the MSHCP Conservation Area, as well as other portions of the Project where access to the MSHCP Conservation Area could be achieved. A responsible party, such as a Homeowners Association or other legally recognized entity, will be assigned prior to occupancy and will be responsible for maintaining the fencing in perpetuity. Any fencing issues will be fixed within 30 days of receiving input from the RCA. vii. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.

Planning-GEO

Planning-GEO. 1 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

Prior to approval of any future implementing developments within the 157.03-acre Project site (e.g., tentative 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.

Planning-GEO. 1 Gen - Custom

County Geologic Report GEO No. 210133, submitted for the project SP00333A01, was prepared by Petra Geosciences, Inc and is titled; "Updated Geotechnical Update Report, Proposed Industrial Park Development, Renaissance Ranch Project, Horsethief Canyon Area of Riverside County, California," dated February 8, 2023. In addition, Petra Geosciences, Inc. prepared "Response to County of Riverside Review Comments, County Geologic Report No. 210133, Renaissance Ranch Project, Horsethief Canyon Area of Riverside County, California," dated September 13, 2023. This document is herein incorporated as a part of GEO210133.

GEO210133 concluded:

1. No known active faults are located within or immediately Adjacent to the site.
2. The closest active fault to the site is the Elsinore fault-Glen Ivy Section located approximately 0.6 miles southwest.
3. Landslides or evidence for surficial slope instability were not observed within the site.
4. The potential for lurching and lateral spreading are considered very low.
5. Groundwater was not encountered to the maximum explored depth of 65 feet.
6. Perched groundwater was present in the western canyon area.
7. The potential for liquefaction is considered very low.

GEO210133 recommended:

1. Complete remedial removal s of undocumented fill, topsoil/colluvium, alluvial soils and weathered older fan deposits.

GEO210133 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. GEO210133 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Planning-GEO. 1 Gen - Custom

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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

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.

Planning-PAL

Planning-PAL. 1 PRIMP

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. PRIMP must be accompanied by the final grading plan for the subject project.
3. Description of the proposed site and planned grading operations.
4. Description of the level of monitoring required for all earth-moving activities in the project area.
5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.

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Planning-PAL

Planning-PAL. 1 PRIMP (cont.)

14. Procedures for reporting of findings.
15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

Transportation. 1 CRDR 4.18-2 - TUMF

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.

Transportation. 2 CRDR 4.18-3 - Implementing Projects Traffic Study

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 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.

Transportation. 3 MM 4.18-1 - VMT

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:

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Transportation

Transportation. 3 MM 4.18-1 - VMT (cont.)

_Provide pedestrian and bicycle network improvements within the development connecting to existing off-site facilities at Horsethief Canyon Road, Calendula Street, 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.

Transportation. 4 RCTD-SP - Improvement by Implementing Project

The described improvements below shall be provided by the implementing project(s) within the specific plan. Improvements plans for the following roadways shall be submitted for review and approval.

[FULL-WIDTH]
STREET A shall be improved with 56 ft full-width of AC pavement, within a 78 ft full width dedicated right-of-way, 6 in curb and gutter, 6 ft curb-adjacent per Std. No. 111.

NOTE:

1. At its terminus, STREET A shall utilize Std. No. 800.
2. As required by Fire Dept., an emergency access drive shall connect STREET A to CALENDULA ST at a width and grade to be approved by the Fire and Transportation Departments.

[EXISTING MAINTAINED]
HORSETHIEF CANYON ROAD along the project is County-maintained road designated as a Secondary Highway, and shall be widened with AC Pavement to be located 32 ft from centerline, within a 50 ft half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance No. 461.11. The existing pavement shall be reconstructed or resurfaced as determined by the Transportation Department. In addition, 6 ft sidewalk constructed at the curb line shall be provided.

NOTE: At its northbound approach to STREET A, HORSETHIEF CANYON ROAD shall be widened with AC pavement to be located 44 ft from centerline within a 50 ft half-width dedicate right-of-way. This is to accommodate a northbound right-turn lane.

CALENDUA ST shall be improved with a cul-de-sac per Std. No. 800A.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

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Transportation

Transportation. 4 RCTD-SP - Improvement by Implementing Project (cont.)

or as approved by the Director of Transportation.

Transportation. 5 TS / Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service C, except that Level of Service D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Indian Truck Trail (EW) at:
Temescal Canyon Road (NS)
I-15 NB Ramps
I-15 SB Ramps
De Palma Road (NS)

Temescal Canyon Road (EW) at:
Horsethief Canyon Road (NS)
Hostettler Road (NS)
Lake Street (NS)

Horsethief Canyon Road (NS) at:
De Palma Road (EW)
Street A (EW)

Lake Steet (EW) at:
I-15 NB Ramps
I-15 SB Ramps

Street A (EW) at:
Driveway 1 (NS)
Driveway 2 (NS)
Driveway 3 (NS)
Driveway 4 (NS)

As such, the proposed project is consistent with this General Plan policy.

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Transportation

Transportation. 5 TS / Conditions (cont.)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 6 TS / Installation

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Horsethief Canyon Road (NS) at Street A (EW) (required for the permitting of 125,000 SF of building area or more)

Signals eligible for fee credit if installed in the ultimate location:
Horsethief Canyon Road (NS) at De Palma Road (EW) (required for the permitting of 628,000 SF of building area or more)
Horsethief Canyon Road (NS) at Temescal Canyon Road (EW) (required for the permitting of 1,000,000 SF of building area or completion of the specific plan or plot plan building permit)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Transportation. 7 TS/DESIGN

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Horsethief Canyon Road (NS) at Street A (EW) (required for the permitting of 125,000 SF of building area or more)

Signals eligible for fee credit if installed in the ultimate location:
Horsethief Canyon Road (NS) at De Palma Road (EW) (required for the permitting of 628,000 SF of building area or more)
Horsethief Canyon Road (NS) at Temescal Canyon Road (EW) (required for the permitting of 1,000,000 SF of building area or completion of the specific plan or plot plan building permit)

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

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Transportation

Transportation. 7 TS/DESIGN (cont.)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Transportation. 8 TS/Fair Share

The project traffic study has determined the project causes an indirect operational deficiency to the following intersection:

Indian Truck Trail (EW) at De Palma Road (NS)

The traffic study has determined the project's fair share of the deficiency is 4.7%. The project shall pay its fair share towards the future construction of:
_Signal modification to implement overlap phasing for the westbound right turn movement

Horsethief Canyon Road (NS) at Temescal Canyon Road (EW):

The traffic study has determined the project's fair share of the deficiency is 43.8%. The project shall pay its fair share towards the future construction of:
_One westbound left turn lane (100 feet storage)

Hostettler Road (NS) at Temescal Canyon Road (EW):

The traffic study has determined the project's fair share of the deficiency is 50.4%. The project shall pay its fair share towards the future construction of:
_Install a traffic signal

Lake Street (EW) and I-15 NB Ramps

The traffic study has determined the project's fair share of the deficiency is 18.4%. The project shall pay its fair share towards the future construction of:
_Second northbound left turn lane

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Transportation. 9 TS/Geometrics

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Transportation

Transportation. 9 TS/Geometrics (cont.)

The intersection of Temescal Canyon Road (EW) at Lake Street (NS) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes (300 feet storage), one through lane
Southbound: one shared through-right lane
Eastbound: one left-turn lane (300 feet storage), one right turn lane

Note:
1. This may require signal modifications.
2. The intersection is located in the City of Lake Elsinore's jurisdiction. Applicable permits shall be obtained from the City.
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. The required TA also shall be provided to the City of Lake Elsinore for review and comment, and the Project Applicant shall coordinate with the City of Lake Elsinore staff regarding any required improvements or fair-share contributions within the City of Lake Elsinore that may be required to address projected LOS deficiencies, including measures to address any projected turning movement deficiencies.

or as approved by the City of Lake Elsinore.

The intersection of Horsethief Canyon Road (NS) at Street A (EW) shall be improved to provide the following minimum geometrics:

Northbound: one through lane, one right-turn lane (100 feet storage)
Southbound: one left-turn lane (100 feet storage plus TWLTL), one through lane
Westbound: one shared right-left lane (stop-control)

The intersection of Street A (EW) at Driveway 1 (NS) shall be improved to provide the following geometrics:

Northbound: one shared right-through-left lane (stop-control)
Southbound: one shared right-through-left lane (stop-control)
Eastbound: TWLTL, one shared through-right lane
Westbound: TWLTL, one shared through-right lane

The intersection of Street A (EW) at Driveway 2 (NS) shall be improved to provide the following geometrics:

Southbound: one shared right-left lane (stop-control)
Eastbound: TWLTL, one through lane
Westbound: one shared through-right lane

The intersection of Street A (EW) at Driveway 3 (NS) shall be improved to provide the following geometrics:

Northbound: one shared right-left lane (stop-control)

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Transportation

Transportation. 9 TS/Geometrics (cont.)

Eastbound: one shared through-right lane
Westbound: TWLTL, one through lane

The intersection of Street A (EW) at Driveway 4 (NS) shall be improved to provide the following geometrics:

Northbound: one shared right-left lane (stop-control)
Eastbound: one shared through-right lane
Westbound: TWLTL, one through lane

The intersection of Temescal Canyon Road (EW) at Horsethief Canyon Road (NS) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane
Eastbound: one shared through/right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of De Palma Road (EW) at Horsethief Canyon Road (NS) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/right-turn lane

The intersection of Street A (EW) at Horsethief Canyon Road (NS) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane
Southbound: one left-turn lane, two through lanes
Eastbound: one shared left-turn/through/right-turn lane
Westbound: one shared left-turn/through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Draft Environmental Impact Report
SCH No. 2021030301

Renaissance Ranch Commerce Center

Riverside County, California



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Public Review Draft Environmental Impact Report | June 8, 2022

Draft Environmental Impact Report
SCH No. 2021030301

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Lead Agency Discretionary Permits
General Plan Amendment (GPA 200004)
Amendment No. 1 to Specific Plan No. 333 (SP 333A1)
Change of Zone (CZ 2000016)

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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). **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.	Project Applicant/OSHA As set forth by Title 22, Division 4.5 of the California Code of Regulations	During construction activities and long-term operations 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. **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	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations Project Applicant, Project	As set forth by Title 22, Division 4.5, Chapter 11 of the California Code of Regulations 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			

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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