



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C Perez
Interim Director

DATE: June 23, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances, PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG05874)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

THIS ITEM NEEDS TO GO ON THE 7/29/14 AGENDA

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 17 , 2014

SUBJECT: SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417- Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, easterly of Briggs – 2,840.7 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six open space lots.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

CONSIDER ADDENDUM NO. 4 TO EIR NO. 380, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment;

Continued on next page

Juan C Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY MICHELLE CLACK 7/2/14
DATE

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, CHANGE OF ZONE NO.
7773, TENTATIVE TRACT MAP NO. 36417**

DATE: February 28, 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION (continued from the first page):

APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, merging Planning Areas 15 and 16 into one Planning Area, '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVE CHANGE OF ZONE NO. 7773, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report;

ADOPT ORDINANCE NO. 348.4781, amending the zoning in the Winchester Area shown on Map No. 2.2361 Change of Zone No. 7773, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36417, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six open space Lots.

The project was before the Planning Commission on December 4, 2013 with concerns about the floor plans and elevations on the west half of the map. The project was continued and the applicant worked with staff submitting a re-designed map with all lots at or above 5,000 square feet in size. As a result the unit count was reduced from 243 to 228, a reduction of 15 lots. As such, the requirement for floor plans and elevations no longer applied. With the increase in lot sizes, Staff supported the project in its recommendation to the Planning Commission. The Planning Commission approved the project on February 19, 2014.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4781**

1 for said specific plan.

2 B. A comprehensive plot plan for the entire planning area, a conceptual
3 grading plan and a tentative subdivision map, based upon a contour interval no greater than
4 four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of
5 Ordinance No. 348 include:

- 6 i. the proposed lots including lot lines and proposed easements, if any;
- 7 ii. building footprints;
- 8 iii. floor plan assignments;
- 9 iv. pad elevations, street grades and all cut and fill slopes in excess of one
10 (1) foot in vertical height;
- 11 v. the proposed uses, their location, and architectural designs;
- 12 vi. buffers, if any.

13 C. A design manual which includes:

- 14 i. a description of floor plans and their mix;
- 15 ii. the lot and building calculations for each lot and building as follows:
 - 16 (a) lot area and lot pad area,
 - 17 (b) building footprint area,
 - 18 (c) percentage of lot coverage,
 - 19 (d) front setback,
 - 20 (e) usable rear yard area and depth,
 - 21 (f) building square-footage for commercial uses;
- 22 iii. a fencing plan including details of proposed materials to be used;
- 23 iv. dimensioned conceptual floor plans and elevations, including details of
24 proposed materials for elevations, and square-footages and heights of
25 individual units; and
- 26 v. a proposed phasing plan showing the planned sequence of subdivision
27 map recordation and development.

1 (3) The development standards for commercial uses within Planning Areas 1 and 2 of
2 Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73
3 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be
4 defined as development which includes any permitted use other than single family dwellings,
5 multiple family dwellings or apartments.

6 (4) Nonsubstantial adjustments to an approved project's design are permitted subject to
7 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
8 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevators. All
9 other changes including changes in concept and product type shall be submitted for review in
10 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
11 tentative maps.

12 b. Planning Area 3.

13 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same
14 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

15 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be
16 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article XIa of Ordinance No. 348.

19 c. Planning Area 5.

20 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
21 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
22 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not
23 be permitted.

24 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be
25 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article XI of Ordinance No. 348.

1 d. Planning Areas 6, 22, 42, and 54A.

2 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293
3 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except
4 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

5 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan
6 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.
7 348.

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article IX of Ordinance No. 348.

10 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

11 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60,
12 and 61 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section
13 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3),
14 Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses
15 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

16 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,
17 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those standards identified in Article
18 VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article
19 VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two stories with a maximum height of
21 thirty-five feet (35').

22 B. Lot area shall be not less than six thousand (6,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that is used solely
24 for access to the portion of a lot used as a building site.

25 C. The minimum average width of that portion of a lot to be used as a building
26 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet (90'). That
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1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
2 (20').

3 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
5 frontage along curvilinear streets may be measured at the building setback in accordance
6 with zone development standards.

7 E. The front yard shall be not less than eighteen-feet (18'), measured from the
8 existing street line or from any future street line as shown on any Specific Plan of
9 Highways, whichever is nearer the proposed structure.

10 F. Side yards on interior and through lots shall be not less than five-feet (5').
11 Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure, upon which the main building sides.

14 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in' the front, rear or side
16 yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
19 forty percent (40%) for two story buildings.

20 BB. Where a zero lot line design is utilized, the alternate side yard shall
21 not be less than ten-feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.

24 f. Planning Areas 8A and 8B.

25 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be
26 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
27 uses permitted pursuant to Section 6.1.a (2) and (3), and 6.1.b. (1) and (3) shall not be permitted.
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1 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e. (1), (2),
4 and (4) shall be deleted and replaced by the following:

5 A. Building height shall not exceed two stories with a maximum height of
6 forty-feet (40').

7 B. Lot area shall be not less than three thousand nine hundred (3,900) square
8 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80').

12 D. The front yard shall be not less than fifteen-feet (15'), measured from the
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure. Garages shall be setback a
15 minimum of twenty-feet (20') from any future street line as shown on any Specific Plan of
16 Highways, whichever is nearer the proposed structure.

17 E. Side yards on interior and through lots shall not be less than five-feet (5').
18 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure, upon which the main building sides.

21 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
22 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No other structural
23 encroachments shall be permitted in the front, rear or side yard except as provided for in
24 Section 18.19 of Ordinance No. 348.

25 In addition, the following development standards shall also apply:

26 AA. Lot coverage shall not exceed seventy percent (70%).
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1 BB. Where a zero lot line design is utilized, the alternate side yards shall
2 not be less than ten-feet (10') in width.

3 CC. The minimum private yard area shall be not less than two hundred
4 fifty (250) square feet per dwelling unit, including a minimum twelve-feet (12') by
5 fifteen-feet (15') open area void of any obstructions or building encroachments.

6 (3) Except as provided above, all other zoning requirements shall be the same as those
7 requirements identified in Article VI of Ordinance No. 348.

8 g. Planning Areas 9A, 9B, and 15.

9 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
11 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b. (1) and (3) shall not be
12 permitted.

13 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.
14 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
15 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e.(1),
16 (2) and (4) shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with a maximum height of
18 forty-feet (40').

19 B. Lot area shall be not less than three thousand (3,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be forty-feet (40'), with a minimum average depth of seventy-five feet (75').

24 D. The front yard shall be not less than twelve-feet (12'), measured from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall not be less than five-feet (5').
2 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the
3 existing street line or from any future street line as shown on any Specific Plan of
4 Highways, whichever is nearer the proposed structure, upon which the main building sides.

5 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
6 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No other structural
7 encroachments shall be permitted in the front, rear or side yard except as provided for in
8 Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed eighty percent (80%).

11 BB. Where a zero lot line design is utilized, the alternate side yard shall
12 not be less than ten-feet (10') in width.

13 CC. The minimum private yard area shall be not less than two hundred
14 (200) square feet, including a minimum ten-feet (10') by twelve-feet (12') open area
15 void of any obstructions or building encroachments.

16 DD. The minimum garage setback from an alley drive is three-feet (3'). A
17 garage cannot be setback from an alley drive greater than five-feet (5'), unless it
18 exceeds eighteen-feet (18').

19 (3) Except as provided above, all other zoning requirements shall be the same
20 as those requirements identified in Article VI of Ordinance No. 348.

21 h. Planning Areas 10A and 10B.

22 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No.
23 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
24 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
25 (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
26 identified under Section 8.100.a. shall also include green belts and open space.
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1 (2) The development standards for Planning Areas 10A and 10B of Specific
2 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101
3 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIIIe of Ordinance No. 348.

6 i. Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and 57.

7 (1) The uses permitted in Planning Areas , 18, 38A, 38B, 39, 43, 53, and 57 of
8 Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1
9 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not
10 be permitted. In addition, the permitted uses identified under Section 8.1.a. shall also
11 include non-commercial community association recreation and assembly buildings and
12 facilities, libraries, daycare centers, and churches.

13 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43,
14 53, and 57 of Specific Plan No. 293 shall be the same as those standards identified in
15 Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set
16 forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:

17 A. No lot shall have more than eighty percent (80%) of its net area
18 covered with buildings or structures.

19 (3) Except as provided above, all other zoning requirements shall be the same
20 as those requirements identified in Article VIII of Ordinance No. 348.

21 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

22 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B
23 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section
24 8.100 of Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1)
25 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.
26 shall also include public parks and playgrounds.

1 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55,
2 62A, and 62B of Specific Plan No. 293 shall be the same as those standards identified in
3 Article VIIIe, Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIIIe of Ordinance No. 348.

6 k. Planning Areas 12, 36 and 56.

7 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No.
8 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
9 348, except that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d.
10 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall
11 also include schools.

12 (2) The development standards for Planning Areas 12, 36 and 56 of Specific
13 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article VI, Section
15 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

16 A. Building height shall not exceed two stories with a maximum height of
17 thirty-five feet (35').

18 B. Lot area shall be not less than four thousand five hundred (4,500) square
19 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
20 used solely for access to the portion of a lot used as a building site.

21 C. The minimum average width of that portion of a lot to be used as a building
22 site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion
23 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

24 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
26 Lot frontage along curvilinear streets may be measured at the building setback in
27 accordance with zone development standards.

1 E. The front yard shall be not less than fifteen-feet (15'), measured from the
2 existing street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure.

4 F. Side yards on interior and through lots shall be not less than five-feet (5').
5 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure, upon which the main building sides.

8 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
9 setbacks. No other structural encroachments shall be permitted in the front, rear or side
10 yard except as provided for in Section 18.19 of Ordinance No. 348.

11 In addition, the following development standard shall also apply:

12 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
13 fifty percent (50%) for two story buildings.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 l. Planning Area 17.

17 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall
20 not be permitted.

21 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall
22 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
23 the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and (4) shall be
24 deleted and replaced by the following:

25 A. Building height shall not exceed two stories with a maximum height of
26 thirty-five feet (35').

1 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
3 frontage along curvilinear streets may be measured at the building setback in accordance
4 with zone development standards.

5 C. The front yard shall not be less than eighteen-feet (18'), measured from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure.

8 D. Side yards on interior and through lots shall not be less than five-feet (5').
9 Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the
10 existing street line or from any future street line as shown on any Specific Plan of
11 Highways, whichever is nearer the proposed structure, upon which the main building sides.

12 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
13 setbacks. No other structural encroachments shall be permitted in the front, rear or side
14 yard except as provided for in Section 18.19 of Ordinance No. 348.

15 In addition, the following development standards shall also apply:

16 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
17 forty percent (40%) for two story buildings.

18 BB. Where a zero lot line design is utilized, the alternate side yard shall
19 not be less than ten-feet (10') in width.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 m. Planning Area 19.

23 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition,
26 the permitted uses identified under Section 6.1.a. shall also include schools.

1 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
3 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2), and (4)
4 shall be deleted and replaced by the following:

5 A. Building height shall not exceed two stories with a maximum height of
6 thirty-five (35').

7 B. Lot area shall be not less than three thousand five hundred (3,500) square
8 feet. The minimum lot area shall be determined by excluding that iportion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be forty-feet (40') with a minimum average depth of eighty-feet (80'). That
12 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
13 (20').

14 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
16 frontage along curvilinear streets may be measured at the building setback in accordance
17 with zone development standards.

18 E. The front yard shall be not less than ten-feet (10'), measured from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure.

21 F. Side yards on interior and through lots shall be not less than five-feet (5').
22 Where a zero lot line is used, the alternate side yard shall not be less than five-feet (5') in
23 width. Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from
24 the existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure, upon which the main building sides.

26 G. Where a rear of a lot is adjacent to another residential lot or a street that is
27 not used for access to the lot, the rear yard shall not be less than ten-feet (10').
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1 H. Where a rear of a lot is adjacent to an alley or other similar type of access,
2 the garage and any fence or wall shall be setback not less than three-feet (3 '). The setback
3 shall be measured from the top of curb within the alley or similar type of access.

4 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
5 setbacks. No other structural encroachments shall be permitted in the front rear or side yard
6 except as provided for in Section 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall also apply.

8 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
9 fifty percent (50%) for two story buildings.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 n. Planning Area 25.

13 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
14 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
15 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be
16 permitted.

17 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
18 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 o. Planning Area 26.

22 (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
24 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

25 (2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be
26 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that

1 the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3)
2 shall be deleted and replaced by the following:

3 A. Building height shall not exceed two stories with a maximum height of
4 thirty-five feet (35'), unless cluster development subject to the development standards set
5 forth in Subsection BB. of this Section is utilized.

6 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
7 cluster development subject to the development standards set forth in Subsection BB. of
8 this Section is utilized. The minimum lot area shall be determined by excluding that
9 portion of a lot that is used solely for access to the portion of a lot used as building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be one hundred-feet (100'), with a minimum average depth of two hundred-feet
12 (200') unless cluster development subject to the development standards set forth in
13 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"
14 lots shall have a minimum width of twenty-feet (20').

15 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-five feet (45')
17 unless cluster development subject to the development standards set forth in Subsection
18 BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at
19 the building setback in accordance with zone development standards.

20 E. The front yard shall be not less than thirty-feet (30'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure unless cluster development subject
23 to the development standards set forth in Subsection BB. of this Section is utilized.

24 F. Side yards on interior and through lots shall be not less than twenty feet
25 (20'), as measured from any structure unless cluster development subject to the
26 development standards set forth in Subsection BB of this section is utilized. Side yards on
27 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing
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1 street line or from any future street line as shown on any Specific Plan of Highways,
2 whichever is nearer the proposed structure, upon which the main building sides unless
3 cluster development subject to the development standards set forth in Subsection BB. of
4 this Section is utilized.

5 G. The rear yard shall not be less than twenty-feet (20') unless cluster
6 development subject to the development standards set forth in Subsection BB. of this
7 Section is utilized.

8 In addition, the following standards shall also apply:

9 AA. No lot shall have more than twenty-five percent (25%) of its net
10 buildable area covered by buildings or structures unless cluster development
11 subject to the development standards set forth in Subsection BB of this Section is
12 utilized.

13 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
14 development of subdivisions containing open areas that will be used for recreation
15 purposes or will tend to preserve the rural atmosphere of the area. Therefore, when
16 a cluster development design is utilized, the following development standards shall
17 be applicable:

18 1. The height of single family dwellings shall not exceed thirty-
19 five feet (35'). All other buildings and structures shall not exceed
20 fifty-feet (50') in height, unless a height up to seventy-five feet (75')
21 is specifically permitted under the provisions of Section 18.34 of
22 Ordinance No. 348.

23 2. Lot area shall be not less than seven thousand two hundred
24 (7,200) square feet. The minimum lot area shall be determined by
25 excluding that portion of a lot that is used solely for access to the
26 portion of a lot used as a building site.

1 3. The minimum average width of that portion of a lot to be
2 used as a building site shall be sixty feet (60') with a minimum
3 average depth of one hundred-feet (100'). That portion of a lot used
4 for access on "flag" lots shall have a minimum width of twenty-feet
5 (20').

6 4. The minimum frontage of a lot shall be sixty-feet (60'),
7 except that lots fronting on knuckles or cul-de-sacs may have a
8 minimum frontage of thirty five-feet (35'). Lot frontage along
9 curvilinear streets may be measured at the building setback in
10 accordance with zone development standards.

11 5. The front yard shall be not less than twenty-feet (20'),
12 measured from the existing street line or from any future street line
13 as shown on any Specific Plan of Highways, whichever is nearer the
14 proposed structure.

15 6. Side yards on interior and through lots shall be not less than
16 ten percent (10%) of the width of the lot, but not less than three feet
17 in width in any event, and need not exceed a width of five-feet (5').
18 Side yards on corner and reverse corner lots shall be not less than
19 ten-feet (10') from the existing street line or from any future street
20 line as shown on any Specific Plan of Highways, whichever is
21 nearer the proposed structure, upon which the main building sides,
22 except that where the lot is less than fifty feet (50') wide the yard
23 need not exceed twenty percent (20%) of the width of the lot.
24 The rear yard shall be not less than ten-feet (10').

25 7. The minimum overall area for each dwelling, unit, exclusive
26 of the area used for any commercial purposes and area set aside or
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1 street right of way, but including recreation and open space areas,
2 shall be forty thousand (40,000) square feet.

3 8. Where a zero lot line design is utilized the alternate side yard
4 shall not be less than ten-feet (10') in width.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VI of Ordinance No. 348.

7 p. Planning Area 27.

8 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
9 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.

11 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
12 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
13 the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall
14 be deleted and replaced by the following:

15 A. Building height shall not exceed two stories with a maximum height of
16 forty feet (40').

17 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots
18 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
19 frontage along curvilinear streets may be measured at the building, setback in accordance
20 with zone development standards.

21 C. The front yard shall be not less than fifteen-feet (15'), measured from the
22 existing street line or from any future street line as shown on any Specific Plan of
23 Highways, whichever is nearer the proposed structure.

24 D. Side yards on interior and through lots shall be not less than five-feet (5').
25 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
26 existing street line or from any future street line as shown on any Specific Plan of
27 Highways, whichever is nearer the proposed structure, upon which the main building sides.
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1 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 q. Planning Area 30.

7 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same
8 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

9 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be
10 the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article XIII of Ordinance No. 348.

13 r. Planning Areas 34 and 58.

14 (1) The uses permitted in Planning Areas 34 and 58 of Specific' Plan No. 293 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
16 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be
17 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

18 (2) The development standards for Planning Areas 34 and 58 of Specific Plan No. 293
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
20 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2),
21 and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories with a maximum height of
23 thirty-five (35').

24 B. Lot area shall be not less than five thousand (5,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that is used solely
26 for access to the portion of a lot used as a building site.

1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion
3 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

4 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
6 Lot frontage along curvilinear streets may be measured at the building setback in
7 accordance with zone development standards.

8 E. The front yard shall be not less than fifteen-feet (15'), measured from the
9 existing street line or from any future street line as shown on any Specific Plan of
10 Highways, whichever is nearer the proposed structure.

11 F. Side yards on interior and through lots shall be not less than five-feet (5').
12 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure, upon which the main building sides.

15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front rear or side yard
17 except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following development standard shall also apply:

19 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
20 fifty percent (50%) for two story buildings.

21 (3) Except as provided above, all other zoning, requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 s. Planning Area 35.

24 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.1 (1) and (3), and Section 6.1.d. shall
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1 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
2 libraries, day care centers, and churches.

3 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4)
6 shall be deleted and replaced by the following:

7 A. Building height shall not exceed two stories with maximum height of thirty-
8 five feet (35').

9 B. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used solely
11 for access to the portion of a lot used as a building site.

12 C. The minimum average width of that portion of a lot to be used as a building
13 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80'). That
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
15 (20').

16 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
18 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in
19 accordance with zone development standards.

20 E. The front yard shall be not less than fifteen-feet (15'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure.

23 F. Side yards on interior and through lots shall be not less than five-feet (5').
24 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides.

1 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standards shall also apply:

5 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
6 fifty percent (50%) for two story buildings.

7 BB. Where a zero lot line design is utilized, the alternate side yard shall
8 not be less than ten feet (10') in width.

9 t. Planning Areas 47B, 50D, 51, and 52.

10 (1) The uses permitted in Planning Areas 47B, 50D, 51, and 52 of Specific Plan
11 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance
12 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3),
13 and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.
14 shall also include libraries, day care centers and churches.

15 (2) The development standards for Planning Areas 47B, 50D, 51, and 52 of
16 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section
17 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
18 Section 6.2.a.,d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

19 A. Building height shall not exceed two stories with maximum height
20 of thirty-five feet (35').

21 B. The minimum frontage of a lot shall be fifty-feet (50') except that
22 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
23 feet (30'). Lot frontage along curvilinear streets may be measured at the building
24 setback in accordance with zone development standards.

25 C. The front yard shall be not less than fifteen-feet (15'), measured
26 from the existing street line or from any future street line as shown on any Specific
27 Plan of Highways, whichever is nearer the proposed structure.
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1 D. Side yards on interior and through lots shall be not less than five-
2 feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet
3 (10') from the existing street line or from any future street line as shown on any
4 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
5 the main building sides.

6 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
7 setbacks. No other structural encroachments shall be permitted in the front, rear, or
8 side yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standard shall also apply:

10 AA. Lot coverage shall not exceed forty percent (40%) for one
11 story and thirty-five percent (35%) for two story buildings.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VI of Ordinance No. 348.

14 u. Planning Areas 49A, 49B, and 59.

15 (1) The uses permitted in Planning Areas 49A, 49B, and 59 of Specific Plan No. 293
16 shall be the same as those uses permitted in Article VIIIe, of Section 8.100 of Ordinance No. 348,
17 except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and b.(1) shall not be
18 permitted.

19 (2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan
20 No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall[be the same as those
23 requirements identified in Article VIIIe of Ordinance No. 348.

24 v. Planning Areas 50A and 50B.

25 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall
26 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be
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1 permitted. In addition, the permitted uses identified under Section 6. c. shall also include libraries,
2 day care centers, and churches.

3 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.
4 293 shall be the same as those standards identified in Article VI, Section 16.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(
6 1), (2) and (4) shall be deleted and replaced by the following:

7 A. Building height shall not exceed two stories with a maximum height of
8 thirty-five feet (35').

9 B. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used solely
11 for access to the portion of a lot used as a building site.

12 C. The minimum average width of that portion of a lot to be used as a building
13 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
15 (20').

16 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
18 Lot frontage along curvilinear streets may be measured at the building setback in
19 accordance with zone development standards.

20 E. The front yard shall be not less than fifteen-feet (15'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure.

23 F. Side yards on interior and through lots shall not be less than five-feet (5').
24 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
25 existing street line or from any future street line as shown on, any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides.
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1 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standards shall also apply:

5 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
6 fifty percent (50%) for two story buildings.

7 BB. Where a zero lot line design is utilized the alternate side yard shall
8 not be less than ten-feet (10') in width.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VI of Ordinance No. 348.

11 w. Planning Area 50C.

12 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b. (1) and (3) and 6.1.d. shall not be permitted.
15 In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care
16 centers, and churches.

17 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall
18 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
19 that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and
20 (4) shall be deleted and replaced by the following:

21 A. Building height shall not exceed two stories with a maximum height of
22 thirty-five feet (35').

23 B. Lot area shall be not less than four thousand five hundred (4,500) square
24 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
25 used solely for access to the portion of a lot as a building site.

26 C. The minimum average width of that portion of a lot to be used as a building
27 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That
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1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
2 (20').

3 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
5 Lot frontage along curvilinear streets may be measured at the building setback in
6 accordance with zone development standards.

7 E. The front yard shall be not less than fifteen-feet (15'), measured from the
8 existing line or from any future street line as shown on any Specific Plan of Highways,
9 whichever is nearer the proposed structure.

10 F. Side yards on interior and through lots shall not be less than five-feet (5').
11 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure, upon which the main building sides.

14 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in the front, rear or side
16 yard except as provided in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

20 BB. Where a zero lot line design is utilized the alternate side yard shall
21 not be less than ten-feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.”

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Section 3. This ordinance shall take effect 30 days after its adoption.

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

By _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

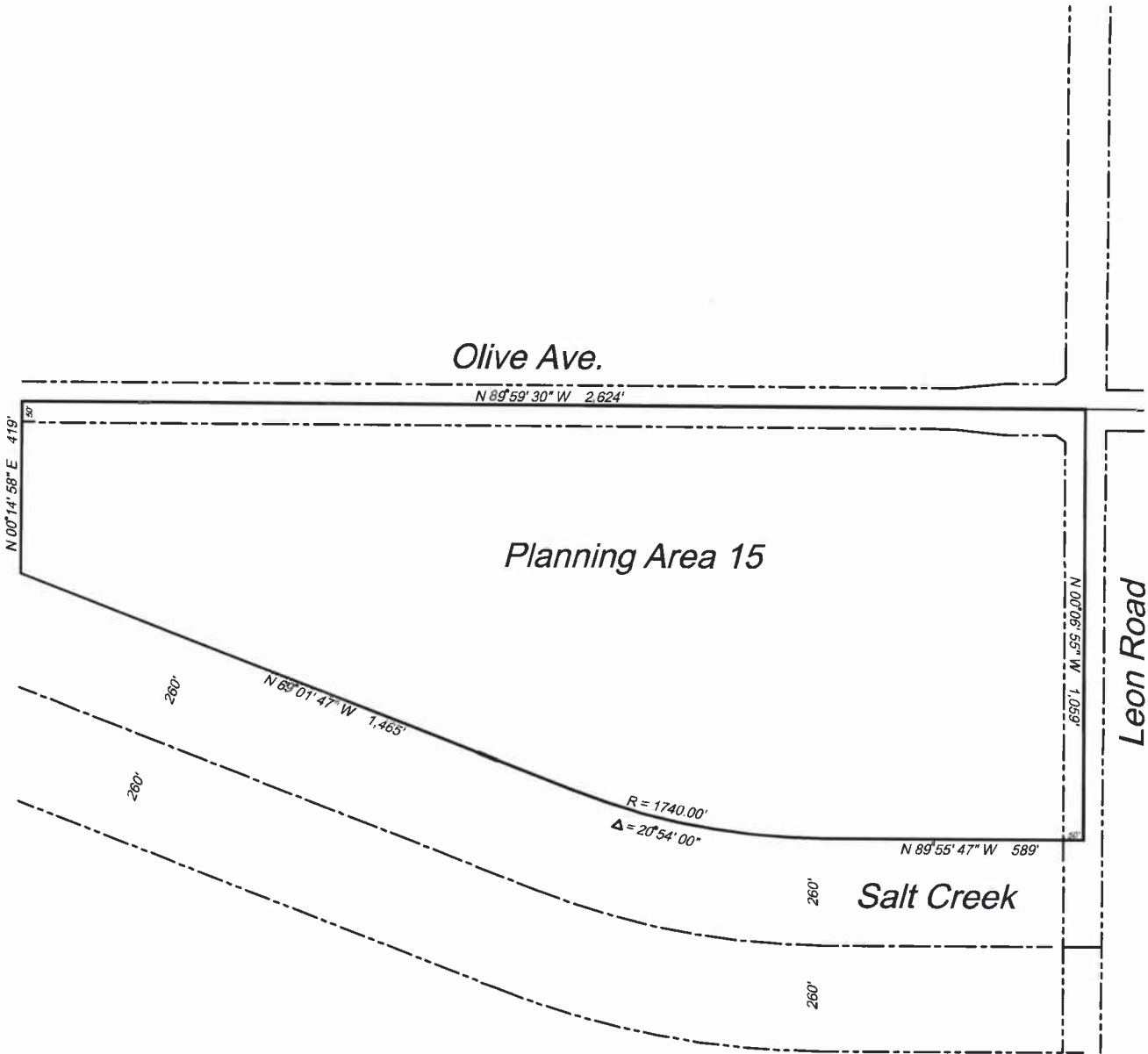
By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
July 1, 2014

By: 
Michelle Clack
Deputy County Counsel

Winchester Area
Section 31, T.5 S., R.2 W. S. B. B. & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 293)

Map No. 2.2361

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

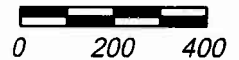
MAP NO. 2 ORDINANCE NO. 348

Change of Zone Case No. 7773

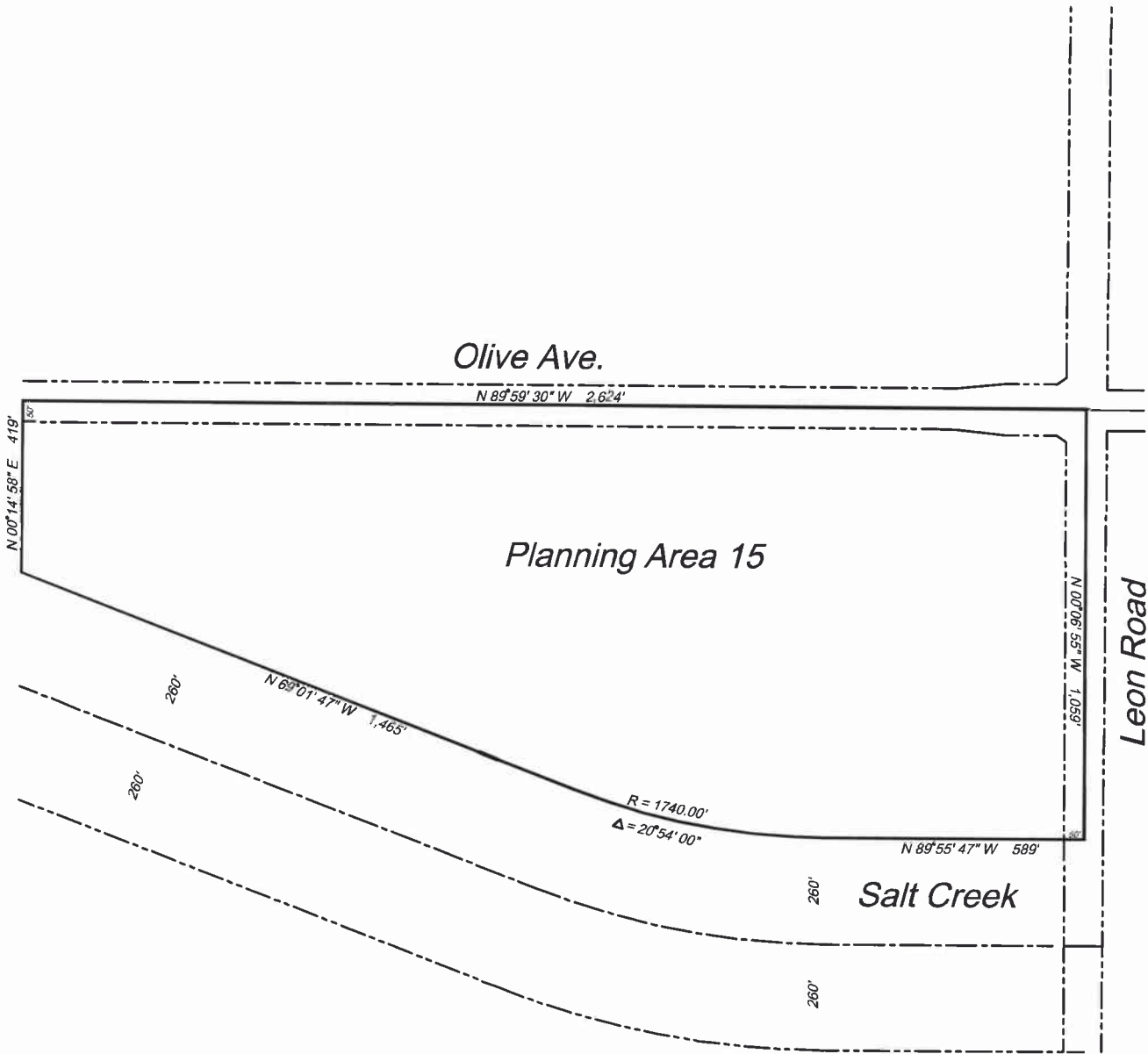
Adopted by Ordinance No.348.4781

July 29, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



Winchester Area
 Section 31, T.5 S., R.2 W. S. B. B. & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 293)

Map No. 2.2361
**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2 ORDINANCE NO. 348

Change of Zone Case No. 7773

Adopted by Ordinance No. 348.4781

July 29, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 19, 2014**

I. AGENDA ITEM 3.1

SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417 - Consider Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, and easterly of Briggs – 2,840.7 Gross Acres – Zoning: Specific Plan (SP). (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan Substantial Conformance proposes to merge Planning Area Nos. 15 and 16 into one Planning Area, No. '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six (6) open space lots. Continued from December 4, 2013.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Keith Gardner, Applicant's Representative spoke in favor of the proposed project. No one spoke in opposition or a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0

THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING TO THE BOARD OF SUPERVISORS:

CONSIDERATION ADDENDUM NO. 4 TO EIR NO. 380; and,

APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6; and,

TENTATIVLY APPROVE CHANGE OF ZONE NO. 7773; and,

APPROVE TENTATIVE TRACT MAP NO. 36417.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.1
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: February 19, 2014
Continued From: December 4, 2013

SPECIFIC PLAN NO. 293,
SUBSTANTIAL CONFORMANCE NO. 6;
CHANGE OF ZONE NO. 7773;
TENTATIVE TRACT MAP NO. 36417
Environmental Assessment No. 42500
Applicant: Winchester Meadows LLC
Engineer/Representative: Keith Gardner

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 293, Substantial Conformance No. 6 proposes to merge Planning Areas 15 and 16 into one Planning Area, '15'. Additionally, this application will modify the Land Use Designation names; and address some errors in the previous version of the Specific Plan. It should be noted that there will be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities.

Change of Zone No. 7773 proposes to modify the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 is a subdivision of 51.43 acres into 228 residential lots and six open space lots and an overall density of 4.4 dwelling units per acre. The residential lots will range from 5,000 square feet to 11,324 square feet.

The project is located in the Harvest Valley/Winchester Area Plan, more specifically it is northerly of Holland Road, easterly of Briggs Road.

FURTHER PLANNING CONSIDERATIONS:

January 16, 2014

The project was before the Planning Commission on December 4, 2013 with concerns about the floor plans and elevations on the west half of the map. The project was continued and the applicant worked with staff submitting a re-designed map with all lots at or above 5,000 square feet in size. As a result the unit count has been reduced from 243 to 228, a reduction of 15 lots. As such, the requirement for floor plans and elevations no longer applied. Previously staff recommended denial of the map based on the floor plans and elevations. With the increase in lot sizes Staff is willing to support the project.

A note on the Conditions of Approval

The conditions included in this set reflect the Substantial Conformance to the Specific Plan (SPSC). The conditions of approval for an SPSC only acts as a vehicle to modify the parent case conditions. As such, the condition set attached to this staff report included both the SPSC conditions and the modifications to the parent Specific Plan (SP293A5) with the SPSC changes shown in draft form. Additionally, the Tract map has not yet been attached to the Specific Plan, meaning the conditions of approval from the Specific Plan that will eventually be included with the Tract Map are not yet reflected. This was done to avoid duplication in printing and because the draft SPSC changes on parent Specific Plan will not reflect on the Tract Map until the SPSC is approved.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density

D.M.

- Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities-School/MDR (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant
7. Project Data: Total Acreage: 2844.6 (for the SP)
Total Proposed Residential Lots: 243
Proposed Min. Lot Size: 4,000
Schedule: A

8. Environmental Concerns:

See attached Addendum

THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING RECOMMEND THE FOLLOWING TO THE BOARD OF SUPERVISORS:

CONSIDERATION ADDENDUM NO. 4 TO EIR NO. 380, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, merging Planning Areas 15 and 16 into one Planning Area, '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVLY APPROVE CHANGE OF ZONE NO. 7773, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE of **TENTATIVE TRACT MAP NO. 36417**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and pending final adoption of the zoning ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of *findings and in the attached Addendum which is incorporated herein by reference.*

1. The project site is designated Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities- School/MDR (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5).
2. The proposed use, residential lots with a minimum of 4,000 square feet, is permitted in the Land Use Designations listed above.
3. The project site is surrounded by properties which are designated Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural

**SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6; CHANGE OF ZONE NO. 7773;
TENTATIVE TRACT MAP NO. 36417**

Planning Commission Staff Report: February 19, 2014

Page 4 of 5

Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.

4. The zoning for the subject site is Specific Plan.
5. The proposed use, residential, is a permitted by right in the Specific Plan zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.
7. While the area surrounding the project site is generally vacant land, similar uses have been entitled in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This land division is not located within a CAL FIRE state responsibility area][a very high fire hazard severity zone.
10. Pursuant to CEQA section 15164, overall, the proposed project would result in impacts that are less than or equal to those addressed in Addendums 1, 2, and 3 to Environmental Impact Report No. 380 and the EA for Tentative Tract No. 30266. As demonstrated in the accompanying Environmental Assessment No. 42500 (EA42500), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 380 and addenda thereto. More specifically:
 - a. Subsequent to the certification of FEIR No. 380 and approval of SP No. 293A5, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 380 and addenda thereto, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 293A5, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 380 and addenda thereto.
 - e. An updated report was prepared for air quality/greenhouse gas emissions. The technical report did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 380. Specifically, the updated technical report concluded that the project is producing less greenhouse gas than is considered significant by the Air Quality management Board. Therefore, although the project is producing GHG's, it is considered to be an insignificant increase one additional mitigation measures was required, however, the issue remains less than significant.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Designations shown in the Specific Plan, and with all other elements of the Riverside County General Plan and SP293A5 as modified through Substantial Conformance No. 6.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The project is consistent with the provisions of CEQA section 15162.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

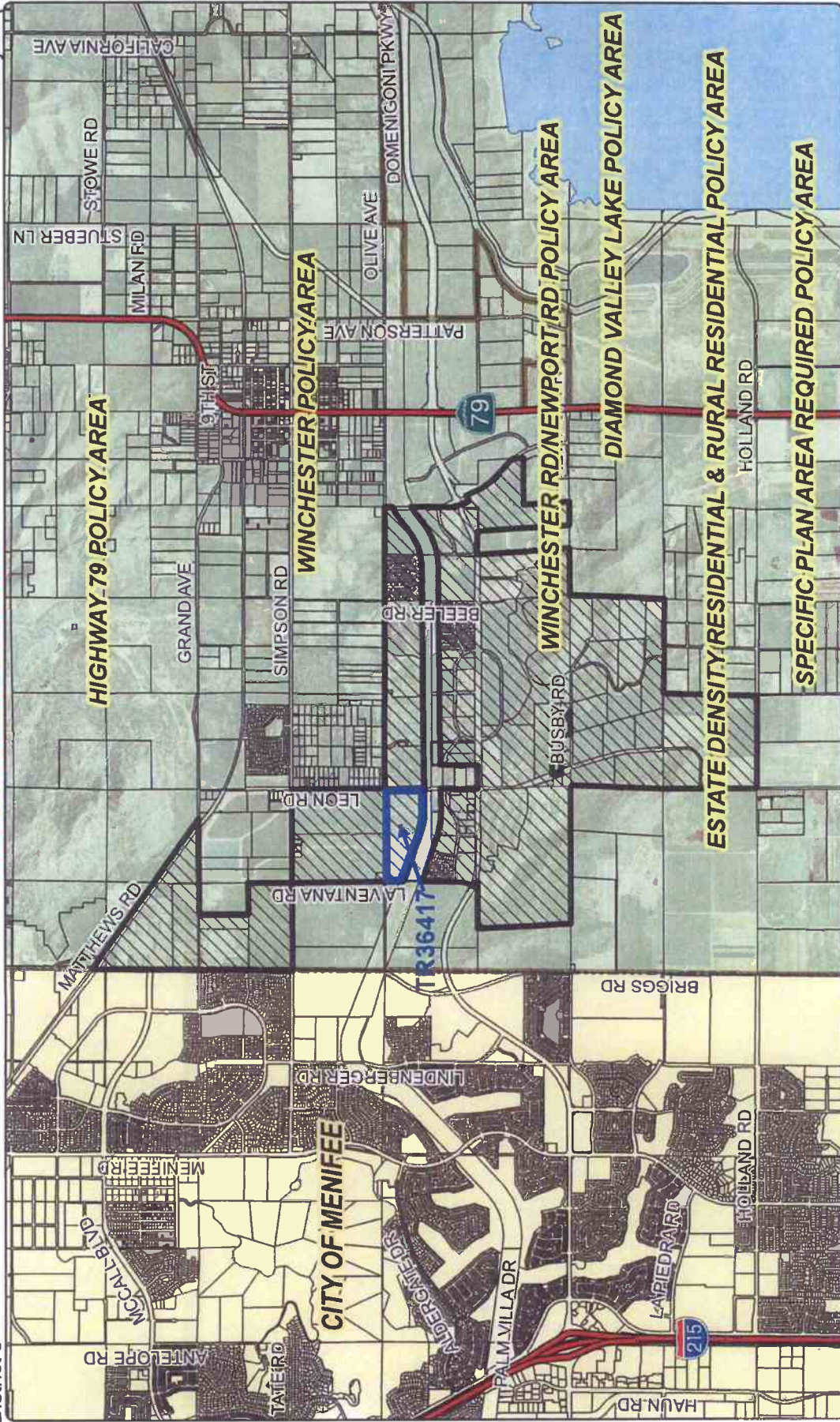
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Airport Influence Area;
 - d. High Fire Area;
 - e. Fault Zone;
 - f. City Sphere of Influence; and,
 - g. Historic Preservation District.
3. The project site is located within:
 - a. The boundaries of the Harvest Valley/Winchester Area Plan;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. San Jacinto Valley Watershed;
 - d. County Service Area #146 – Street Lighting and Library; and,
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655) Zone B, 27.63 miles.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 05/29/2013
 Vicinity Map



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 32

Assessors Bk. Pg. 461-190
 Thomas Bros. Pg. 869 C1
 Edition 2011



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 typology designations than those provided for parcels in the zoning map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Inland at (760) 863-8277 (Eastern County) or website at <http://www.planning.ca.gov/planinfo.htm>

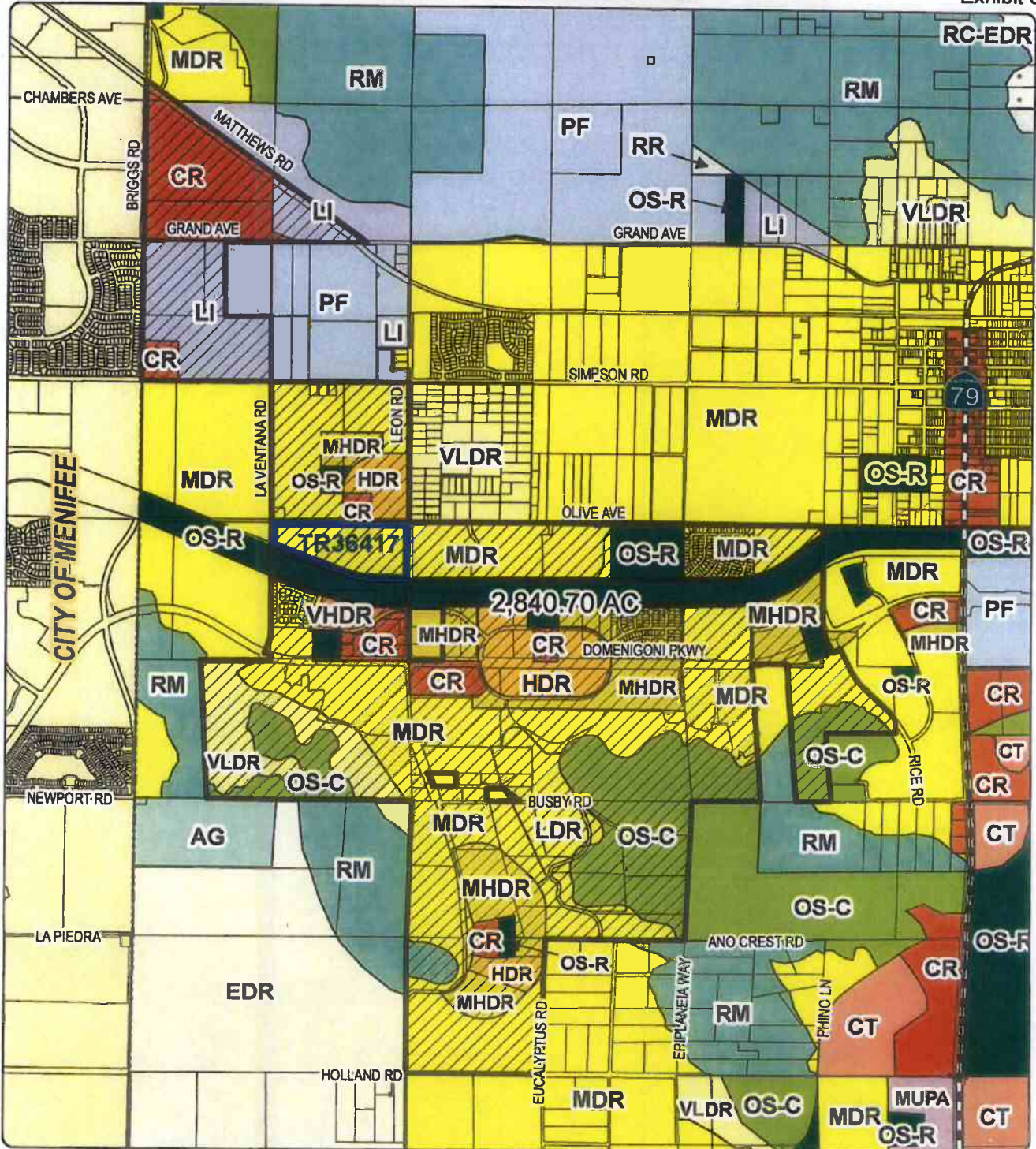
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00293S6 CZ07773 TR36417

Supervisor Stone
District: 3

EXISTING GENERAL PLAN

Date Drawn: 05/29/2013
Exhibit 5



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 32

Assessors Bk. Pg. 461-190
Thomas Bros. Pg. 869 C1
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00293S6 CZ07773 TR36417

Supervisor Stone
District 3

Date Drawn: 05/29/2013
Exhibit 1

LAND USE

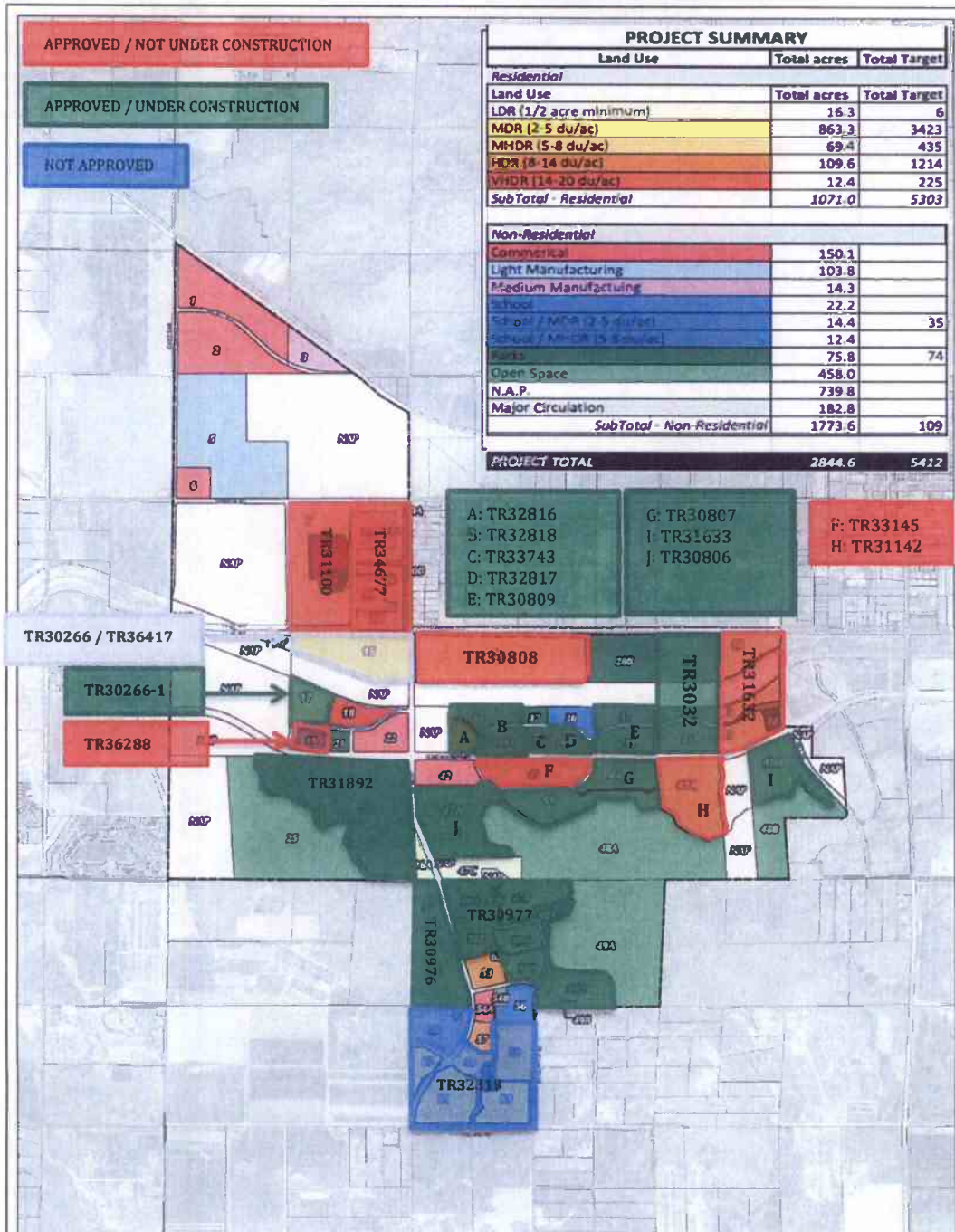


Zoning Area: Winchester
Township/Range: T5SR2W
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WINCHESTER HILLS



6149 Bluffwood Dr
Riverside, CA 92506

Planning and
Development
Services



Figure II-1

Specific Plan Land Use Plan Substantial Conformance No. 6

An Introduction to the Conditions of Approval for a Specific Plan Substantial Conformance

Because there are so many new Planning Commissioners Staff is including a brief explanation of the structure we use for the conditions of approval for a Substantial Conformance to a Specific Plan (SPSC). The condition process for an SPSC is unique to this application type. An SPSC can be used as a tool to do many different things to a Specific Plan. One of the primary functions of an SPSC is alter one or many conditions of approval for the parent Specific Plan. This is permitted by the ordinance. Any proposed changes to the conditions can be requested by the applicant, or can be proposed by staff. Planning staff always uses this opportunity to re-visit the conditions of the Specific Plan and be sure they meet all current County and State requirements. An SPSC should be viewed as a screwdriver or a wrench. An SPSC is a tool that is used to alter the parent Specific Plan. The Planning Commission and the Board approve the changes to the parent Specific Plan, using the SPSC as a tool. Once the changes to the parent SP have been made, the SPSC is locked in the main County system and no longer used to implement the SP. Having that said, there are conditions of approval to an SPSC, but they are only explaining to the Planning Commission and the Board what changes will be made to the parent Specific Plan. For that reason, Planning Staff includes the SPSC COA's in this staff report, but we also include a full set of the parent Specific Plan conditions of approval in the staff report with any new proposed conditions included in the parent set. These new conditions are left in DRAFT status in the parent Specific Plan conditions of approval, so it is clear what is proposed by the SPSC.

Last, most SPSC applications are accompanied by some kind of use case or subdivision. This project is no exception. This project also includes a Tentative Tract Map (TR). The conditions for the TR are included. However, in a normal situation any TR in a Specific Plan would show certain Specific Plan conditions included in the TR set of conditions. The attached TR conditions do not. This has been done by design because the parent conditions will be modified by the SPSC. Including Specific Plan conditions in the TR set would be misleading. Additionally, we would basically be providing two sets of identical conditions to the Planning Commission and the Board.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42500

Project Case Type (s) and Number(s): Specific Plan No. 293, Substantial Conformance No. 6, Tentative Tract Map No. 36417, Change of Zone No. 7773

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's Name: Joe Blum, Winchester Meadows, LLC

Applicant's Address: 17782 E 17th Street, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 293, Substantial Conformance No. 6 (SP00293s6) is a request to merge Planning Areas 15 and 16 into one Planning Area, '15,' this application will modify the terminology within the Specific Plan on each of the Planning Areas to allow for residential density ranges and target dwelling units within the land use plan, instead of a precise lot size and maximum dwelling units, and the Specific Plan has had a number of small error addressed from the previous version of the plan. It should be noted that there will be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities of the Planning Areas affected.

Change of Zone No. 7773 (CZ0773) is a modification of the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 (TR36417) is a subdivision of 51.43 acres into 228 residential lots and six open space lots. The residential lots will range from 4,000 square feet to 11,324 square feet.

Subsequent discretionary approvals for this project will include:

- Grading permits
- Landscaping permits
- Building permits
- Wall and fence plans

No off-site improvements are anticipated for this project.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 51.43 acres for the Tentative Map and 2,844.6 acres for the Specific Plan Substantial Conformance.

II.

Specific Plan Data:

Residential Acres: 1,067.1	Lots: n/a	Units: 5,354	Projected No. of Residents: 16,062
Commercial Acres: 150.1	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Industrial Acres: Lots: n/a Sq. Ft. of Bldg. Area: Est. No. of Employees:
 118.1
 Other:

Tentative Tract Map Data:

Residential Acres: 48	Lots: 228	Units: 228	Projected No. of Residents: 729
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 3			

A. Assessor's Parcel No(s):

Tentative Tract Map 36417 and Change of Zone No. 7773: 461-160-029

Specific Plan No. 293: 461-030-002, 461-030-006, 461-030-013, 461-030-014, 461-140-031, 461-140-048, 461-140-050, 461-150-006, 461-150-007, 461-150-008, 461-150-009, 461-150-015, 461-150-016, 461-160-029, 461-280-024, 461-280-025, 461-280-026, 461-280-027, 461-190-015, 461-190-016, 461-190-017, 461-190-020, 461-190-021, 461-190-022, 461-190-041, 461-190-051, 461-190-052, 461-190-067, 461-190-072, 461-190-074, 461-190-076, 461-190-079, 461-190-082, 461-190-083, 461-190-084, 466-340-006, 466-340-007, 466-340-008, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-015, 466-340-016, 466-340-017, 466-340-018, 466-340-019, 466-340-020, 466-350-018, 461-160-044, 461-160-045, 461-160-047, 461-160-048, 461-200-028, 461-200-036, 461-200-042, 461-200-043, 461-200-045, 461-200-046, 461-210-020, 461-210-030, 461-210-031, 461-280-005, 461-280-006, 461-280-007, 461-280-008, 461-280-009, 461-280-010, 461-280-011, 461-280-012, 461-280-013, 461-280-014, 461-280-015, 461-290-001, 461-290-002, 461-290-003, 461-290-004, 461-290-005, 461-290-006, 461-290-007, 461-290-008, 461-290-009, 461-290-010, 461-270-001, 461-270-002, 461-270-003, 461-270-004, 461-270-005, 461-270-006, 461-270-007, 461-270-008, 461-270-009, 461-270-010, 461-270-011, 461-270-012, 461-270-013, 461-270-014, 461-270-015, 461-270-016, 461-270-017, 461-270-018, 461-270-019, 461-270-020, 461-270-021, 461-270-022, 461-270-023, 461-271-001, 461-271-002, 461-271-003, 461-271-004, 461-271-005, 461-271-006, 461-271-007, 461-271-008, 461-271-009, 461-272-001, 461-272-002, 461-272-003, 461-272-004, 461-272-005, 461-272-006, 461-272-007, 461-272-008, 461-273-001, 461-273-002, 461-273-003, 461-273-004, 461-273-005, 461-273-006, 461-273-007, 461-273-008, 461-273-009, 461-273-010, 461-273-011, 461-273-012, 461-273-013, 461-273-014, 461-273-015, 461-273-016, 461-273-017, 461-273-018, 461-250-001, 461-250-002, 461-250-003, 461-250-004, 461-250-005, 461-250-006, 461-250-007, 461-250-008, 461-250-009, 461-250-010, 461-250-011, 461-250-012, 461-250-013, 461-250-014, 461-250-015, 461-251-001, 461-251-002, 461-251-003, 461-251-004, 461-251-005, 461-251-006, 461-251-007, 461-251-008, 461-251-009, 461-251-010, 461-251-011, 461-251-012, 461-251-013, 461-251-014, 461-251-015, 461-251-016, 461-251-018, 461-251-019, 461-251-020, 461-251-021, 461-251-022, 461-251-023, 461-251-024, 461-251-025, 461-251-026, 461-251-027, 461-251-028, 461-251-029, 461-251-030, 461-251-031, 461-251-032, 461-251-033, 461-251-034, 461-251-035, 461-251-036, 461-251-037, 461-251-038, 461-251-039, 461-251-040, 461-251-041, 461-251-042, 461-251-043, 461-251-044, 461-251-045, 461-251-046, 461-251-047, 461-251-048, 461-251-049, 461-251-050, 461-251-051, 461-251-052, 461-251-053, 461-251-054, 461-260-001, 461-260-002, 461-260-003, 461-260-004, 461-260-005, 461-260-006, 461-260-007, 461-260-008, 461-260-009, 461-260-010, 461-260-011, 461-260-012, 461-260-013, 461-260-014, 461-260-015, 461-260-016, 461-260-017, 461-260-018, 461-260-019, 461-260-020, 461-260-021, 461-260-022, 461-260-023, 461-260-024, 461-260-025, 461-260-026, 461-260-027, 461-260-028, 461-260-029, 461-260-030, 461-260-031, 461-260-032, 461-260-033, 461-260-034, 461-260-035, 461-260-036, 461-260-037, 461-260-038, 461-260-039, 461-260-040, 461-260-041, 461-260-042, 461-260-043, 461-260-044, 461-260-045, 461-260-046, 461-260-047, 461-260-048, 461-260-049, 461-260-050, 461-260-051, 461-260-052, 461-260-053, 461-260-054, 461-280-028, 461-280-029, 461-230-001, 461-230-002, 461-230-003, 461-230-004, 461-231-001, 461-231-002, 461-231-003, 461-231-004, 461-231-005, 461-231-006, 461-231-007, 461-

COUNTY OF RIVERSIDE

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Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Joe Blum, Winchester Meadows, LLC
Applicant's Address: 17782 E 17th Street, Tustin, CA 92780

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II.

Specific Plan Data:

Residential Acres: 1,067.1	Lots: n/a	Units: 5,354	Projected No. of Residents: 16,062
Commercial Acres: 150.1	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Industrial Acres: 118.1 Other:	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
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Tentative Tract Map Data:

Residential Acres: 48	Lots: 228	Units: 228	Projected No. of Residents: 729
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 3			

A. Assessor's Parcel No(s):

Tentative Tract Map 36417 and Change of Zone No. 7773: 461-160-029

Specific Plan No. 293: 461-030-002, 461-030-006, 461-030-013, 461-030-014, 461-140-031, 461-140-048, 461-140-050, 461-150-006, 461-150-007, 461-150-008, 461-150-009, 461-150-015, 461-150-016, 461-160-029, 461-280-024, 461-280-025, 461-280-026, 461-280-027, 461-190-015, 461-190-016, 461-190-017, 461-190-020, 461-190-021, 461-190-022, 461-190-041, 461-190-051, 461-190-052, 461-190-067, 461-190-072, 461-190-074, 461-190-076, 461-190-079, 461-190-082, 461-190-083, 461-190-084, 466-340-006, 466-340-007, 466-340-008, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-015, 466-340-016, 466-340-017, 466-340-018, 466-340-019, 466-340-020, 466-350-018, 461-160-044, 461-160-045, 461-160-047, 461-160-048, 461-200-028, 461-200-036, 461-200-042, 461-200-043, 461-200-045, 461-200-046, 461-210-020, 461-210-030, 461-210-031, 461-280-005, 461-280-006, 461-280-007, 461-280-008, 461-280-009, 461-280-010, 461-280-011, 461-280-012, 461-280-013, 461-280-014, 461-280-015, 461-290-001, 461-290-002, 461-290-003, 461-290-004, 461-290-005, 461-290-006, 461-290-007, 461-290-008, 461-290-009, 461-290-010, 461-270-001, 461-270-002, 461-270-003, 461-270-004, 461-270-005, 461-270-006, 461-270-007, 461-270-008, 461-270-009, 461-270-010, 461-270-011, 461-270-012, 461-270-013, 461-270-014, 461-270-015, 461-270-016, 461-270-017, 461-270-018, 461-270-019, 461-270-020, 461-270-021, 461-270-022, 461-270-023, 461-271-001, 461-271-002, 461-271-003, 461-271-004, 461-271-005, 461-271-006, 461-271-007, 461-271-008, 461-271-009, 461-272-001, 461-272-002, 461-272-003, 461-272-004, 461-272-005, 461-272-006, 461-272-007, 461-272-008, 461-273-001, 461-273-002, 461-273-003, 461-273-004, 461-273-005, 461-273-006, 461-273-007, 461-273-008, 461-273-009, 461-273-010, 461-273-011, 461-273-012, 461-273-013, 461-273-014, 461-273-015, 461-273-016, 461-273-017, 461-273-018, 461-250-001, 461-250-002, 461-250-003, 461-250-004, 461-250-005, 461-250-006, 461-250-007, 461-250-008, 461-250-009, 461-250-010, 461-250-011, 461-250-012, 461-250-013, 461-250-014, 461-250-015, 461-251-001, 461-251-002, 461-251-003, 461-251-004, 461-251-005, 461-251-006, 461-251-007, 461-251-008, 461-251-009, 461-251-010, 461-251-011, 461-251-012, 461-251-013, 461-251-014, 461-251-015, 461-251-016, 461-251-018, 461-251-019, 461-251-020, 461-251-021, 461-251-022, 461-251-023, 461-251-024, 461-251-025, 461-251-026, 461-251-027, 461-251-028, 461-251-029, 461-251-030, 461-251-031, 461-251-032, 461-251-033, 461-251-034, 461-251-035, 461-251-036, 461-251-037, 461-251-038, 461-251-039, 461-251-040, 461-251-041, 461-251-042, 461-251-043, 461-251-044, 461-251-045, 461-251-046, 461-251-047, 461-251-048, 461-251-049, 461-251-050, 461-251-051, 461-251-052, 461-251-053, 461-251-054, 461-260-001, 461-260-002, 461-260-003, 461-260-004, 461-260-005, 461-260-006, 461-260-007, 461-260-008, 461-260-009, 461-260-010, 461-260-011, 461-260-012, 461-260-013, 461-260-014, 461-260-015, 461-260-016, 461-260-017, 461-260-018, 461-260-019, 461-260-020, 461-260-021, 461-260-022, 461-260-023, 461-260-024, 461-260-025, 461-260-026, 461-260-027, 461-260-028, 461-260-029, 461-260-030, 461-260-031, 461-260-032, 461-260-033, 461-260-034, 461-260-035, 461-260-036, 461-260-037, 461-260-038, 461-260-039, 461-260-040, 461-260-041, 461-260-042, 461-260-043, 461-260-044, 461-260-045, 461-260-046, 461-260-047, 461-260-048, 461-260-049, 461-260-050, 461-260-051, 461-260-052, 461-260-053, 461-260-054, 461-280-028, 461-280-029, 461-230-001, 461-230-002, 461-230-003, 461-230-004, 461-231-001, 461-231-002, 461-231-003, 461-231-004, 461-231-005, 461-231-006, 461-231-007, 461-

231-008, 461-231-009, 461-231-010, 461-231-011, 461-231-012, 461-231-013, 461-231-014, 461-231-015, 461-231-016, 461-231-017, 461-231-018, 461-231-019, 461-231-020, 461-231-021, 461-231-022, 461-231-023, 461-231-024, 461-231-025, 461-231-026, 461-231-027, 461-232-001, 461-232-002, 461-232-003, 461-232-004, 461-232-005, 461-232-006, 461-232-007, 461-232-008, 461-232-009, 461-232-010, 461-232-011, 461-232-012, 461-232-013, 461-232-014, 461-232-015, 461-232-016, 461-232-017, 461-232-018, 461-232-019, 461-232-020, 461-232-021, 461-232-022, 461-232-023, 461-232-024, 461-233-001, 461-233-002, 461-233-003, 461-233-004, 461-233-005, 461-233-006, 461-233-007, 461-233-008, 461-233-009, 461-233-010, 461-233-011, 461-233-012, 461-233-013, 461-233-014, 461-233-015, 461-233-016, 461-240-001, 461-240-002, 461-240-003, 461-241-001, 461-241-002, 461-241-003, 461-241-004, 461-241-005, 461-241-006, 461-241-007, 461-241-008, 461-241-009, 461-241-010, 461-241-011, 461-241-012, 461-241-013, 461-241-014, 461-241-015, 461-241-016, 461-241-017, 461-241-018, 461-241-019, 461-241-020, 461-241-021, 461-241-022, 461-241-023, 461-241-024, 461-241-025, 461-241-026, 461-241-027, 461-241-028, 461-241-029, 461-241-030, 461-241-031, 461-241-032, 461-241-033, 461-241-034, 461-241-035, 461-241-036, 461-241-037, 461-241-038, 461-241-039, 461-241-040, 461-241-041, 461-241-042, 461-241-043, 461-241-044, 461-241-045, 461-241-046, 461-241-047, 461-241-048, 461-241-049, 461-241-050, 461-242-001, 461-242-002, 461-242-003, 461-242-004, 461-242-005, 461-242-006, 461-242-007, 461-242-008, 461-242-009, 461-242-010, 461-242-011, 461-242-012, 461-242-013, 461-242-014, 461-242-015, 461-242-016, 461-242-017

B. Street References: South of Olive Avenue, east of La Ventana Road, west of Leon Road, north of Salt Creek

C. Section, Township & Range Description or reference/attach a Legal Description:
Specific Plan and Change of Zone No. 7773: Township 5 and 6, Range 2 West, Section 31
Tentative Tract Map No. 36417: Township 5 South, Range 2 West, Section 31

D. Brief description of the existing environmental setting of the project site and its surroundings: The environmental setting general vicinity can be categorized as relatively flat land, generally sloping towards Salt Creek. This area has been master-planned for development of various residential densities and locations. Accordingly, the project site is the location of a prior subdivision (Tentative Tract Map No. 30266), for which the project site has already been graded for infrastructure and residential lots.

Similar properties that have been graded for development are in the project vicinity, in the north, east, and south.

An existing rural neighborhood is to the northeast of the project site. Salt Creek is to the south of the project site.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Since this is an adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.

2. Circulation:

HVWAP 11.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications and Standards section of the

General Plan Circulation Element. This project will implement two roads on the County's Circulation Element. Olive Road, to the north of the project, is designated Secondary Highway (100' Right-of-Way). Leon Road, to the east of the project, is designated as an Urban Arterial (152' Right-of-Way). The development of this project will require that Olive Avenue and Leon Road be constructed to County's standards.

HWWAP 11.2 Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element. The project has been designed to implement the County's Level of Service standards by dedicating the appropriate road widths, and constructing not only interior streets, but also Leon Road and Olive Avenue to County standards. Additionally, the project will be required to pay for Development Impact Fees and Transit Uniform Mitigation Fee (TUMF).

HWWAP 13.1 Maintain and improve the trails and bikeways system, as shown on Figure 9, and as it is discussed in the Non-Motorized Transportation section of the General Plan Circulation Element. This project is located next to Salt Creek, which is planned to contain a Class I Bike Path / Regional Trail according to Figure 9 of the Harvest Valley / Winchester Area Plan.

3. Multipurpose Open Space:

HWWAP 18.1 Protect the Santa Ana and San Diego Basin Watersheds and habitats, and provide opportunities for flood protection through adherence to Open Space, Habitat, and Natural Resources section of the General Plan Land Use Element and the Renewable Resources section of the General Plan Multipurpose Open Space Element. This project protects the Santa Ana Watershed through the measures included in the Water Management Plan associated with this project. The Environmental Programs Department (EPD) has determined that the project is consistent with the County's Multi-Habitat Conservation Plan (MSHCP).

4. Safety:

S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm. (AI 81)

S 2.3 Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Ground Water" for all general construction projects (Figure S-3).

S 2.4 Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by "Susceptible Sediments" for all proposed critical facilities projects (Figure S-3).

This project is in an area that has a high susceptibility for liquefaction. As such, the proposed development has been reviewed by a State-Licensed professional for impacts from liquefaction. The County Engineering Geologist has agreed with the State-licensed professional on certain mitigation measures that is addressed in Section 12 of this document.

5. Noise:

N 1.7 *Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)* A noise study has been conducted on the project site, and has been approved by the County Environmental Health Department.

6. Housing:

1.7: *Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.* This project implements this policy by providing a mix of housing types within its boundaries, and plays a larger role in housing diversity in the vicinity as a whole.

7. Air Quality:

AQ 4.1 Encourage the use of building materials/methods which reduce emissions.

AQ 4.2 Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.3 Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.

AQ 4.4 Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 8.4 Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency. (AI 14)

AQ 8.7 Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)

The project implements these measures and will comply with local air quality standards.

B. General Plan Area Plan(s): Harvest Valley / Winchester Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s):

Specific Plan No. 293 and Change of Zone No. 7773: Commercial Retail, Light Industrial, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Open Space Recreation, and Open Space Conservation in accordance with Specific Plan No. 293

Tentative Tract Map 36417: Medium Density Residential per Specific Plan No. 293 (Winchester Hills)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s):

Specific Plan No. 293 and Change of Zone No. 7773: Harvest Valley / Winchster Area Plan to the north, east, and south; City of Menifee is to the west and southwest

Tentative Tract Map No. 36417: Harvest Valley / Winchester Area Plan in all adjacent directions

2. Foundation Component(s):

Specific Plan No. 293 and Change of Zone No. 7773: Community Development in all adjacent direction, along with Open Space to the southwest

Tentative Tract Map No. 36417: Community Development in all adjacent directions

3. Land Use Designation(s):

Specific Plan Nol 293 and Change of Zone No. 7773:

North: Medium Density Residential per Specific Plan No. 260, Light Industrial, Public Facilities, Estate Density Residential, Medium Density Residential, and Open Space Residential

East: Medium Density Residential and Open Space-Conservation per Specific Plan NO. 288

West: City of Menifee, Medium Density Residential, Rural Mountainous, Estate Density Residential

South: Rural Mountainous, Agricultural, Medium Density Residential, and Open Space-Conservation

Tentative Tract Map No. 36417:

North: High Density Residential and Medium Density Residential per Specific Plan No. 293, Planning Areas 7 and 9B

East: Medium Density Residential per Specific Plan No. 293, Planning Area 28A

West: Medium Density Residential

South: Open Space - Recreational

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: Highway 79 Policy Area to the north, south east and west

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Specific Plan No. 293 (Winchester Hills), as adopted by Amendment No. 5
- 2. **Specific Plan Planning Area, and Policies, if any:** 15 for the Tract Map, and all Planning Areas for the Specific Plan Substantial Conformance and the Change of Zone.

I. **Existing Zoning:** Specific Plan Zone

J. **Proposed Zoning, if any:** Specific Plan Zone

K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 293)
 East: Specific Plan Zone (SP 293)
 South and West: Rural Residential (R-R)

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

1/16/14

Date

Matt Straite, Project Planner

Printed Name

For Carolyn Syms Luna, Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266.

Findings of Fact:

- a) The project is not within a scenic highway corridor.
- b) Specific Plan No. 293: Much of the area within Specific Plan No. 293 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located south of Domenigoni Parkway and west of Leon Road. The other is generally located south of Domenigoni Parkway, and east of Leon Road and west of Winchester Road. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the north of the Winchester Hills Specific Plan, and north of Olive Avenue; no modifications to the views of that hillside are anticipated.

Tentative Tract Map No. 36417 and Change of Zone No. 7773: The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addenda to the Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The entirety of the Specific Plan is within Zone 'B' of Ordinance No. 655. The impact of the Project has been analyzed fully in EIR No. 380 and addenda to the EIR previously. The proposed project will not create any additional impacts or exacerbate those analyzed in previous documents. Accordingly, development standards and conditions of approval imposed on the project will encourage low-pressure sodium lights, and other shielded and limited lighting be utilized in order to reduce impacts on the Mount Palomar Observatory.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, Tentative Tract No. 30266

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.
- b) The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established County standards.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>non-agricultural use?</u>				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No. 380, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) According to the Riverside County GIS database, the specific plan area is located within areas of Farmland of Local Importance, Farmland of Statewide Importance, Farmland, Prime Farmland, and Other Lands. However, this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. In addition, the Tract Map property was included as a portion of Tentative Tract Map (TR30266) which proposed the development of 186 residential lots of 7,200 square feet on this property. Therefore, although this property has been designated as Farmland of Local Importance, all impacts to farmland have been addressed previously in EIR No. 380 and related addenda. No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, the Tract Map is located within Planning Areas 15 of Specific Plan No. 293, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are no properties with 300 feet of the tract map that are zoned for agricultural uses; therefore it is not subject to the "Right to Farm" ordinance. However, there are several properties within the 300 feet of the Specific Plan as a whole that have various agricultural zones: Agricultural – Poultry (A-P), Light Agricultural – 2 1/2 acre minimum lot size (A-1-2 1/2), Light Agricultural - 5 acre minimum lot size (A-1-5), Light Agricultural - 10 acre minimum lot size (A-1-10), Heavy Agricultural – 2 acre minimum lot size (A-2-2), Heavy Agricultural – 2 1/2 acre minimum lot size (A-2-2 1/2), Heavy Agricultural – 5 acre minimum lot size (A-2-5). Accordingly, any proposed developments within the specific plan that are within 300 feet of those zones will comply with the "Right to Farm" ordinance.
- d) The Tract Map proposes a new subdivision on a property that had a subdivision approved on it previously; and it is proposed in accordance with the Winchester Hills Specific Plan. The Specific Plan Substantial Conformance is proposing slight modifications to an approved Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 380 and related addenda.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
- b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project.
- c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to the Addendum No. 3 to EIR 380 for Specific Plan No. 293, the prior subdivision on this property (TR30266) will not conflict with the established 2003 AQMP due to the project complying with the County's General Plan land use designations and population estimates. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The Addendum to EIR 380 for the prior project (TR30266) on the site concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. These impacts on the prior project concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. The current project is a modification of the prior project, and minimal grading is expected. Therefore, no new air quality impacts are expected. Since there are no new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. The Addendum EIR for the prior project (TR30266) concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated. Since there are no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.

- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) This tentative tract map will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated. Since there are no new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). However, the area of proposed development is not located within a "cell" of the WRCMSHCP; and has been graded for residential development. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, since the Tract Map site has been graded and the requisite biological studies were conducted on the prior approval on this property, no further studies are required and no further impacts are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway
- b) The WRCMSHCP identifies several biological species that are of concern in this area. However, this project site was subject to a prior development application (Tentative Tract Map No. 30266) which was approved in 2004, and the project site has been graded for residential development. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD); and is has been conditioned accordingly. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway
- c) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- d) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts on 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. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- e) Since the proposed are of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- f) Although this project is located next to Salt Creek, development of the project has been conditioned by the Riverside County Flood Control Department to comply with a the approved Water Quality Management Plan (see item 25 f-h). The technical and terminological modifications to the Specific Plan are not anticipated to impact Salt Creek in any way.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) Since the project site has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The technical and terminological modifications to the Specific Plan are not anticipated to impact an tree policy or ordinance in any way.

Mitigation: No new mitigation is required.

Monitoring: No new monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The proposed area of development is not located on a historic site. Therefore, the project will not have any impacts on a historic site. The technical and terminological modifications to the Specific Plan are not anticipated to impact historic resources in any way.
- b) The project site is not a historic site, therefore, the project will not have a significant change in a historic resource. The technical and terminological modifications to the Specific Plan are not anticipated to impact historic resources in any way.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, letter from Riverside County Geologist Dave L. Jones dated December 18,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2012, Archaeological Monitoring for the Pulte Winchester Project, Riverside County, California dated July 2005.

Findings of Fact:

- a) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- b) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- c) The area proposed for development was studied for archeological resources in 2005. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way. Since that time, the project site has been graded. Although no further impacts to human remains are anticipated, standard County procedures require that conditions be placed on any project that will involve at least some ground disturbing activities. These conditions of approval state that the project shall comply with standard procedures in the event that archaeological items and/or human remains are found during the course of grading.
- d) The area proposed for development is not a religious or sacred site, therefore, no further impacts to religious resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact religious resources in any way.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project site was studied for paleontological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site has been graded. Therefore, no further impacts to paleontological resources are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact paleontological resources in any way.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendum to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The area of the Specific Plan has several areas determined to be subject to various intensities of liquefaction. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:

- 1) Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2) The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3) PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas of potential groundshaking. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:
 - 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.

5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.

6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. The geology study done for the map area concluded:

- 1) Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2) The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3) PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project, and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

15. Ground Subsidence

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of ground subsidence. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the proposed tentative map, the geology study concluded:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1) Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2) The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3) PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

a) A geological study was done for the project map project site. The study concluded that there were no 'other' impacts that will create any significant impacts. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: , Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

a) The area proposed for development is on property that was subject to a prior project that was approved by Riverside County as Tentative Tract Map No. 30266. Tentative Tract Map No. 36417 replicates the development pattern of the prior

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated.
- b) The area proposed for development is on property that was subject to a prior project that was approved by Riverside County as Tentative Tract Map No. 30266. Tentative Tract Map No. 36417 replicates the development pattern of the prior project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated. Additionally, the subject property is relatively flat, and no new slopes greater than 2:1 or higher than 10 feet are proposed.
 - c) The area proposed for development is proposed to be serviced by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a-b) The geology study for the project site analyzed the potential for erosion and expansive soils. Additionally, the review by Flood Control also analyzed the possibility for erosion, see topic d below for more detail. The geology study concluded:

1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.

2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.

4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.

5)Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.

6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal. Mitigation is required to assure the impacts are less than significant.

- c) The project is proposed to be receive sewer service by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

d) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review

Findings of Fact:

a&b) This project is directly adjacent to Salt Creek. As a result, this project has been designed to have minimal discharge into Salt Creek. This includes four retention basins which are designed to catch and clean runoff before it reaches Salt Creek. This design has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No new mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

e) Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

a) This project is not in an area subject to wind erosion or blowsand. Therefore impacts either on this project or as a result of this project are not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GREENHOUSE GAS EMISSIONS Would the project

f) Greenhouse Gas Emissions

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, California Climate Action Registry. *General Reporting Protocol*, Version 3.1, January 2009; OPR's Technical Advisory and CEQA Guideline Amendments dated March 18, 2010 and CalEEMod, Version 2011.1.1., "Greenhouse Gas Study Tentative Tract Map No. 3417 [SIC] +/- 47 Acres in Unincorporated Riverside County in the Community of Winchester APN: 461-160-029" by Entech dated September 2013.

Findings of Fact:

a,b) Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. Riverside County requires that any analysis of greenhouse gases (GHGs).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Greenhouse Gas Study concluded that an initial screening of GHG emissions from the construction and operation of the project demonstrate that Tier 4 GHG Significance Threshold levels, based on service population, would not exceed the 2020 threshold of 4.8 MTCO₂e/yr and 2035 threshold of 3.0 MTCO₂e. By extension, this also addresses the County's Standard Operating Procedure for Greenhouse Gasses as it is under the 3.0 MTCO₂e threshold.

The GHG study proposed a number of potential mitigation measures. Some are implemented through compliance with California Green Building Code, County Ordinances and through the design of the project, one has been made into a condition of approval, specifically 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy. Implementing these mitigation measures are consistent with the recommendations provided in the County of Riverside General Plan. Further, the proposed project will not conflict with any applicable plan, policy or regulation for the purposes of reducing GHG emissions levels. Therefore, GHG emissions will not directly or indirectly have a significant impact on the environment.

Mitigation: 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy.

Monitoring: Monitoring will be administered through the implementation of conditions of approval and the building and safety plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature. As a result, it is not proposing to routinely transport, use, or dispose of hazardous materials.
- b) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. The modifications to the specific plan are technical and terminological in nature. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The area proposed for development is a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites. The modifications to the specific plan are technical and terminological in nature, and thus will not have any impact on hazardous materials or their transport.
- e) The specific plan area, and Tentative Tract Map No. 36417 are not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring required.

h) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-d) The specific plan area, and Tentative Tract Map No. 36417 are neither within an area covered by an Airport Master Plan, within 2 miles of a public airport or a 2 miles of a private airstrip. Therefore, impacts on this project from airports is considered negligible.

Mitigation: No monitoring required.

Monitoring: No monitoring required.

i) Hazardous Fire Area

- a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The specific plan area, and Tentative Tract Map No. 36417 are not within an area of high wildfire susceptibility. Therefore any impacts from on this project as a result of wildfires is not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

j) Water Quality Impacts

- a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- b. Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA41776

Findings of Fact:

- a-h) The Tract Map will not alter flows or drainage for the area, will not impact previous regional drainage plans, will not violate any water quality standards (as it will comply with its WQMP), it will not deplete water supply in the area, the residential units have been factored into the demand for the region long ago when the Specific Plan was approved, it will not create runoff that will not be mitigated by the design of the project as indicated by Flood Control, it will not place structures in the 100 year flood plain, as previous CLOMAR maps have revised the flood plain limits to exclude the map area, and new BMP's will be required. The Specific Plan Substantial Conformance will not be altering the design of the Specific Plan in any that will change or alter the previously approved drainage design.

As outlined previously, the design of the Tract has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

k) Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Addendum EIR for the prior project (TR30266) concluded that with appropriate mitigation, impacts to the existing drainage pattern of the site would not significantly impact the rate or amount of surface runoff in the general vicinity. The current project includes additional flood control measures that were not present in the prior project design. These flood control measures are designed to implement current water quality standards that were not in effect at the time of the prior project. Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.
- b) The Addendum EIR for the prior project (TR30266) concluded that the prior project would insignificantly increase the amount of impermeable surfaces. The current proposal increases the amount of permeable surfaces on the project site. Therefore, the project impacts are considered less than significant.
- c) The Addendum EIR for the prior project (TR30266) concluded that the prior project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. The current project proposes more flood control facilities (lots A-E) than was present in the prior project. Additionally, this project is not subject to any Dam Inundation areas. No further impacts are anticipated.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

I) Land Use

a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project will not change any of the land use designations on either of the properties as established by the Specific Plan. Therefore, although there is a proposal to merge Planning Area 15 and 16 into Planning Area 15; it is not determined to be a significant modification.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. As a result, the Planning Department has been directed by Counsel to have SP Land Use Designations match the General Plan Designations. This Specific Plan Substantial Conformance is revising the titles for the Land Use Designations to make them match the current General Plan. This will not alter the land use patterns in any way.

- b) This project is not within a City Sphere of Influence. Therefore, this project will not have an impact on developments on an adjacent city; or modify any city or county boundaries.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

m) Planning				
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) One of the project components is a request to merge Planning Areas 15 and 16 into Planning Area 15. In order to allow for Planning Area 15 to be consistent with the General Plan's Medium Density Residential designation, a modification to the Specific Plan zoning ordinance text pertaining to Planning Areas 15 and 16 is required; the development standards for Planning Area 15 will allow for a minimum lot size of 4,000 square feet, and Planning Area 16 will be eliminated. Additionally, the project will not change any of the land use designations on either of the properties as established by the Specific Plan¹. Therefore, although there is a modification to the planned land uses of both Planning Areas 15 & 16; it is not determined to be a significant modification.

¹ One specific instance within this proposed substantial conformance should be brought to the readers attention. The currently approved version of the Specific Plan, SP293A5, contained an error. Planning Area 18 permitted 14-20 Dwelling Units per Acre, but was incorrectly labeled High Density Residential (HDR). In actuality that density range should be classified as Very High Density Residential (VHDR). Therefore the proposed changes appear to be adding a new Planning Area density, in actuality, the density is consistent with the approved Specific Plan, only the title is changing. For this reason, it is consistent with the provisions of a Specific Plan Substantial Conformance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding zoning is anticipated.
- c) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding land uses are anticipated.
- d) The project site for Tentative Tract Map No. 36417 is designated as 'Medium Density Residential (2-5 du/ac); per proposed Planning Areas 15 within Specific Plan No. 293. The proposed Tentative Tract Map proposes to subdivide 51.43 acres into 244 residential lots. This calculation translates into a density of 4.74 dwelling units / acre; which is within the density range allowed by the General Plan.
- e) This project does not propose the division of an existing community. There are no residential structures on or near the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

n) Mineral Resources

a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) There are no known mineral resources in the project vicinity.
- b) The project will not result in the loss of availability of locally-important mineral resources.
- c) There is no surface mine in the project vicinity.
- d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

o) Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is not within an airport land use plan or within two miles of a public or private airport.
- b) The project site not within the vicinity of a private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

p) Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

q) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project is not in close vicinity to a State or Federal Highway.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

r) Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

s) Noise Effects on or by the Project

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, Tentative Tract No. 30266, Winchester (Tract 30266) Final Noise Study dated February 22, 2006, Tentative Tract Map No. 36417 Noise Study County of Riverside, California dated April 24, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 293. No unanticipated ambient noise sources are anticipated.
- c) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. To the north and to the east of the proposed subdivision are two proposed General Plan roadways. Olive Road is to the north, and is proposed to be 100' right-of-way. Leon Road, to the east, is proposed to be 152' right-of-way. As such, certain noise protection measures are required to protect the future residences of this subdivision. These noise protection measures include a 5' block wall along Olive Avenue. Since there is a proposed 100'-wide flood control channel along Leon Road, two "view fences" are located along both sides of the Greenspace / Open Space Channel, with the exception of two 6' high block walls adjacent to the rear yards of lots 191 and 236 that are adjacent to the flood control channel. Additionally, a 5' high block wall will be constructed at the rear of lots 1-8. These measures are anticipated to mitigate noise levels on the proposed residences to an acceptable level.

It should be noted that the noise study was prepared for Tentative Tract Map No. 30266, which proposed residential development directly adjacent to Leon Road. The current project (Tentative Tract Map No. 36417) proposes a 100' greenbelt / open space corridor directly adjacent to Leon Road. The closest residential lots to Leon Road are Lots 192 and 236; these lots are directly adjacent to the greenbelt / open space channel. Other lots, 215-225 are located across "N" Street from the greenbelt / open space channel and 'front' along "N" Street; which means that those lots are located 156' away from Leon Road. Since the private areas of those lots are located at the rear of those lots behind proposed houses, the private areas are more protected from noise from vehicular traffic on Leon Road. As such, these lots will be required to have dual glazed windows with a minimum STC rating of 31 and a means of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mechanical ventilation, see COA 10.E.Health.03 which requires compliance with recommendations in the noise study. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the noise study recommendations are consistent with the requirements of the previous EIR.

- d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: The project will be required to comply with all recommendations of the noise study- "Tentative Tract Map 36417, Noise Study, County of Riverside, California" dated April 24, 2013 JN: 08608-03, as outlined in COA 10.E.Health.03.

Monitoring: The project will be monitored through the building permit process.

POPULATION AND HOUSING Would the project

t) Housing

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- b) This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.
- e) This project is being developed in accordance with the Winchester Hills Specific Plan, which was originally approved in 1997. As such, the current Housing Element of the Riverside County General Plan (adopted in 2004) used this Specific Plan as part of that analysis. Therefore, the project is consistent with the Housing Element of Riverside County, and local housing projections.
- f) The project proposes new housing in an area that is currently not developed. However, this project is being proposed in accordance with the existing Specific Plan for which an EIR was prepared which analyzed this issue. In addition, this subject property was also under consideration for a prior application – TR30266. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

u) Fire Services

Source: Riverside County General Plan Safety Element, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project has been reviewed by the Riverside County Fire Department. The Fire Department has approved of the design of this project. In addition, the tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

v) Sheriff Services

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Sheriff Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

w) Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District correspondence, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The tentative map will require the payment of school fees prior to the issuance of building permits. These fees are used for long-term planning of school district facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

x) Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

y) Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

Health services are a factor of the public market system in Riverside County. The County does have County administered medical facilities, but the project will not be directly contributing to these in any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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way. The future residents of the tract will be contributing to these facilities through taxes. This is less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

z) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aa) Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project includes a new trail within the proposed greenbelt / open space lot at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the trail system within Salt Creek to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

bb) Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g. Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h. Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The Addendum EIR for the prior project (TR30266) concluded that the traffic study for prior project (TR30266) was acceptable to the County. As such, it concluded that these road intersections would have an acceptable level of service:

Briggs Road (NW) at: Grand Avenue (EW) Simpson Road (EW) Olive Avenue (EW) Patton Avenue (EW) Holland Road (EW)

La Ventana Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

La Ventana Loop Road (NS) at: Patton Avenue (EW)

Leon Road (NS) at: Grand Avenue (EW) Simpson Road (EW) Loop Road (EW) Olive Avenue (EW) Patton Avenue (EW) North Loop Road (EW) Central Loop Road (EW) South Loop Road (EW) Holland Road (EW)

Eucalyptus Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

West Loop Road (NS) at: Patton Road (EW)

Rice Road (NS) at: Simpson Road (EW) Olive Avenue (EW) Patton Road (EW)

Winchester Road "SR-79" (NS) at: Grand Avenue (EW) Simpson Avenue (EW) Olive Avenue (EW) Patton Avenue (EW)

The current project does not introduce any new development that was not already anticipated in the area. Therefore, no new impacts are anticipated.

- b) The proposed project will comply with the parking requirements of residential development as established by the Riverside County Planning Department.
- c) The previous traffic study indicated that it is possible to achieve a Level of Service "C" for those intersections listed previously. The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roadways.
- d) The project will not result in a change of traffic patterns.
- e) The project will not alter waterborne, rail, or air traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not substantially increase hazards to a design feature.
- g) This project will institute a construction management plan that will limit impact circulation in the general vicinity during project construction. As such, there may be temporary traffic delays during street improvements to roads surrounding project site, but those impacts will cease upon completion of construction.
- h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. No further impacts are identified.
- i) The project will not impact adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

cc) Bike Trails

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project includes a new trail within the proposed greenbelt / open space lot at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the trail system within Salt Creek to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

dd) Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-b) Water services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

ee) Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-b) Sewer services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

ff) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a,b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

gg) Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.
- D) Specific Plan No. 293 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.

- e) Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.
- f) The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.
- g) No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

hh) Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation is required

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

- ii) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the