



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C Perez*  
*Interim Director*

**DATE: July 21, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office** *P.M.*

**SUBJECT: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

(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"/> Addendum to earlier Environmental Document                             |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input 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 (CFG05891)

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

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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  
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"Planning Our Future... Preserving Our Past"

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



**FROM:** TLMA - Planning Department

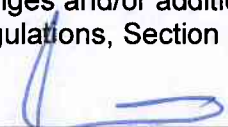
**SUBMITTAL DATE:**  
July 22, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

**THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:**

**CONSIDER ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION- ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist;

(CONTINUED ON NEXT PAGE)

  
 Juan C Perez  
 TLMA Director/ Interim Planning Director

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

**DATE:** July 22, 2014

**PAGE:** Page 2 of 2

**(Continued from previous page)**

**APPROVE CHANGE OF ZONE NO. 7780**, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**ADOPT ORDINANCE NO. 348. 4786** amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference; and,

**APPROVE TENTATIVE TRACT MAP NO. 36430**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

On July 16, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0. In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. Additionally, significant biological areas were also avoided through the design of the tract. The project is proposed in the southern portion of the Menifee North Specific Plan (Planning Areas 34, 36, 38, 39 and 40 of SP 260). Half of this Specific Plan was incorporated into the City of Menifee upon their incorporation. The proposed project was consistent with the existing Specific Plan and no Amendment was required. The site previously featured a map that was recorded in phases, most of the units in that area have been constructed. The last portions of the approved map never recorded and ultimately expired. This map proposes to finish up the remaining portions of the previous map as well as mapping over the southernmost portion of the Specific Plan.

As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share ½ widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

**Impact on Citizens and Businesses**

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

**ATTACHMENTS:**

- A. Planning Commission Staff Report**
- B. Ordinance No. 348.4786**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 16, 2014**

**I. AGENDA ITEM 3.3**

**CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430** – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan SP No. 260 [Menifee North] – Planning Areas 34, 38, 39, 40 and a portion of 36. (Legislative)

**II. PROJECT DESCRIPTION:**

The Change of Zone proposes to define the boundaries of Specific Plan No. 260, Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and a community trail.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Eric Flodine, applicant

Spoke in opposition to the proposed project:

- Joe Miller, 30086 Meadow Oak St., Romoland (951) 926-3106

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0

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

**CONSIDER ADDENDUM to a MITIGATED NEGATIVE DECLARATION;** and,

**APPROVE CHANGE OF ZONE NO. 7780;** and,

**APPROVE the TENTATIVE TRACT MAP.**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 16, 2014**

- 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](mailto:mcstark@rctlma.org).



RIVERSIDE COUNTY  

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PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## Memorandum

To: Planning Commission

From: Matt Straite

**RE: Agenda Item 3.3- Tentative Tract Map No. 36430 and Change of Zone No. 7780**

*Revised Conditions*

Two conditions of approval were slightly modified after the Staff Report was printed.

10.Planning.12 Referenced an incorrect date for the exhibits. Those have been revised.

50.Trans.15 Two typos were revised regarding the ROW width and the side walk requirement. Those have been corrected.

*Additional Letter*

A letter from the City of Menifee, dated July 15<sup>th</sup>, was submitted after the staff report was printed. The letter is attached.

The letter asks that the City and County meet to discuss the complexities of developing the Specific Plan which is now in two jurisdictions (the incorporation of Menifee split the existing Menifee North Specific Plan into two parts). The County is happy to meet and discuss.

The letter indicates that truck trips through the City should be analyzed. The Addendum for the project, and the EIR processed for the project did a traffic analysis and Air Quality Analysis that included construction mitigation regarding both. These were not specific to the City, but all aspects of the construction must comport with mitigation regardless of the jurisdiction.

Additionally, the letter asks that additional conditions of approval be added to the project, including the requirement for encroachment permits by the City for all haul routes that would go through the City, and any construction required in the City limits. The Applicant will be required to have any construction of any kind permitted by the City if said construction is within the City limits. However, the County does not feel it is appropriate to add a requirement for encroachment permits on haul routes through the City. The streets within the City, open to the public, were designed to accommodate vehicles of all kinds including construction vehicles. It is common to have heavy trucks navigate City streets during construction of any kind. While it is true that heavy trucks can cause more damage than other vehicles, typical street construction can accommodate occasional heavy vehicle traffic.

Lastly, the City is requesting that all street improvements on Briggs Road and Matthews Road be conditioned by the map to process plans through the City as well. Staff has no comment on this request.

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**Scott A. Mann**  
Mayor

**Wallace W. Edgerton**  
Deputy Mayor

**John V. Denver**  
Councilmember

**Thomas Fuhrman**  
Councilmember

**Greg August**  
Councilmember

July 15, 2014

Mr. Matt Straite, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Change of Zone No. 7780 and Tentative Tract Map No. 36430**

Mr. Straite:

The City appreciates the opportunity to comment on Change of Zone No. 7780 and Tentative Tract Map No. 36430 located within Specific Plan No. 260 (Menifee North) Planning Areas 34, 36, 38, 39, and 40.

As previously stated in our September 18, 2012, our City is concerned with the post-entitlement processing of individual projects (e.g., Tract Maps) within the Specific Plan area. In particular, the City would like to discuss with the County how specific conditions of approval would be satisfied when two separate entities are responsible for approving separate post-entitlement permits. Park plans and park construction within the Specific Plan area are triggered prior to issuance of building permits at specific building permit numbers. The City is requesting a meeting with the County to discuss how post-entitlement permits will be tracked such that conditions (e.g., parks plan approvals and park construction) are met.

The proposed project will generate impacts related to construction truck hauling. If construction routes are proposed within the City of Menifee, impacts to the City should be analyzed in the environmental documentation. It should be noted that the City of Menifee has adopted truck routes which are intended to channel truck traffic onto specific roadways.

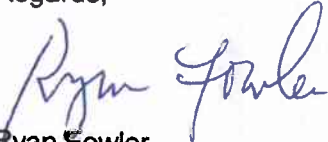
The City recommends the following conditions of approval for the proposed project:

1. In the event there is any offsite haul required for this project which would be transported within the City of Menifee, an encroachment permit from the City of Menifee would be required.
2. An encroachment permit shall be required for all offsite improvements constructed within the City of Menifee.

3. The City of Menifee would like to coordinate with Riverside County on future improvements on Briggs Road and Matthews Road. A condition should be applied to the map to include processing roadway improvement plans through the City of Menifee for any improvements within the City of Menifee right-of-way.

The City is requesting additional future public notices, if any, regarding the project. Public notices can be sent to my attention at 29714 Haun Road, Menifee CA 92586 or via email.

Regards,



Ryan Fowler  
Associate Planner

City of Menifee  
29714 Haun Road  
Menifee, CA 92586

Direct Line: 951.639.1368 ext. 127  
City Hall: 951.672.6777

**Agenda Item No.:**  
**Area Plan:** Harvest Valley/ Winchester  
**Zoning Area:** Homeland and Winchester  
**Supervisorial District:** Third/Third  
**Project Planner:** Matt Straite  
**Planning Commission:** July 16, 2014

**TENTATIVE TRACT MAP NO. 36430**  
**CHANGE OF ZONE NO. 7780**  
**ADDENDUM TO MND- EA40275**  
**Applicant:** Strata Equity Group LLC  
**Engineer/Representative:** Albert A Webb  
**Associates**

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Tract Map No. 36430** proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size.

**Change of Zone No. 7780** proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

The project is located in the Harvest Valley/ Winchester Area plan, more specifically its located northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

### ISSUES OF POTENTIAL CONCERN:

#### *Cultural concerns*

In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. The specifics of these features cannot be explained in this staff report as staff must be sensitive to the locations of the areas.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260.  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south. |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan (SP)  |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west.   |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant and Single Family Dwellings  |

**TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780**

**Planning Commission Staff Report: July 16, 2014**

**Page 2 of 5**

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- |                            |  |
|----------------------------|--|
| 7. Project Data:           | Total Acreage: 180<br>Total Proposed Lots: 340<br>Proposed Min. Lot Size: 6,000<br>Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment  |

**RECOMMENDATIONS:**

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

**CONSIDERATION** of an **ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION-ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

**APPROVAL** of **CHANGE OF ZONE NO. 7780**, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 36430**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 and on the Harvest Valley/ Winchester Area Plan.
2. The proposed residential use is consistent with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, residential, is a permitted use in the Specific Plan (SP) zone.
6. The proposed use, residential, is consistent with the development standards set forth in the Specific Plan (SP) zone.

**TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780**

**Planning Commission Staff Report: July 16, 2014**

**Page 3 of 5**

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7. The proposed project is consistent with the subdivision requirements contained in Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This land division is located within a very high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of the collective pad sites, requiring that the collective sites have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, to the satisfaction of the Fire Department, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use fuel brakes and green belts and other.
15. The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).
16. The project meets the requirements of CEQA guidelines section 15162 because substantial evidence ion the record, including the environmental assessment attached to this staff report, exists to indicate:
  - a. The project is consistent with the Specific Plan and thus consistent with the previous CEQA documents that analyzed the project.
  - b. No new information of substantial importance which was not known at the time of the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
  - c. The potential impacts of the project will not be more significant than those analyzed in the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
  - d. All previous mitigation remains feasible and have been made requirements of the project.

17. An Addendum was processed for the project because only minor technical additions were necessary including additional hydrology studies, biological studies, and cultural studies that were more detailed and site specific than those used for the previous CEQA documents. Planning Staff acting as the lead agency, elected to not prepare a subsequent EIR or Mitigated Negative Declaration because, based in the analysis contained in the attached initial study (environmental assessment), the additional information did not result in any increases in impacts beyond those previously studied.
18. Environmental Assessment No. 42516 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Geological Resources
  - c. Cultural

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) Land Use Designations as reflected on the Land Use Plan for Specific Plan No. 260, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) 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 conditionally 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 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 city sphere of influence;
  - b. A dam inundation area; or,
  - c. The Stephens Kangaroo Rat Core Reserve Area;
3. The project site is located within:

**TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780**

**Planning Commission Staff Report: July 16, 2014**

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- a. Partially within a 100-year flood plain;
  - b. The Romoland Master Drainage Plan;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. A High Fire area; and,
  - e. Low, Medium and High areas of liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 459-030-010, 461-020-004, 461-020-006.

ms

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

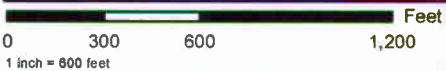
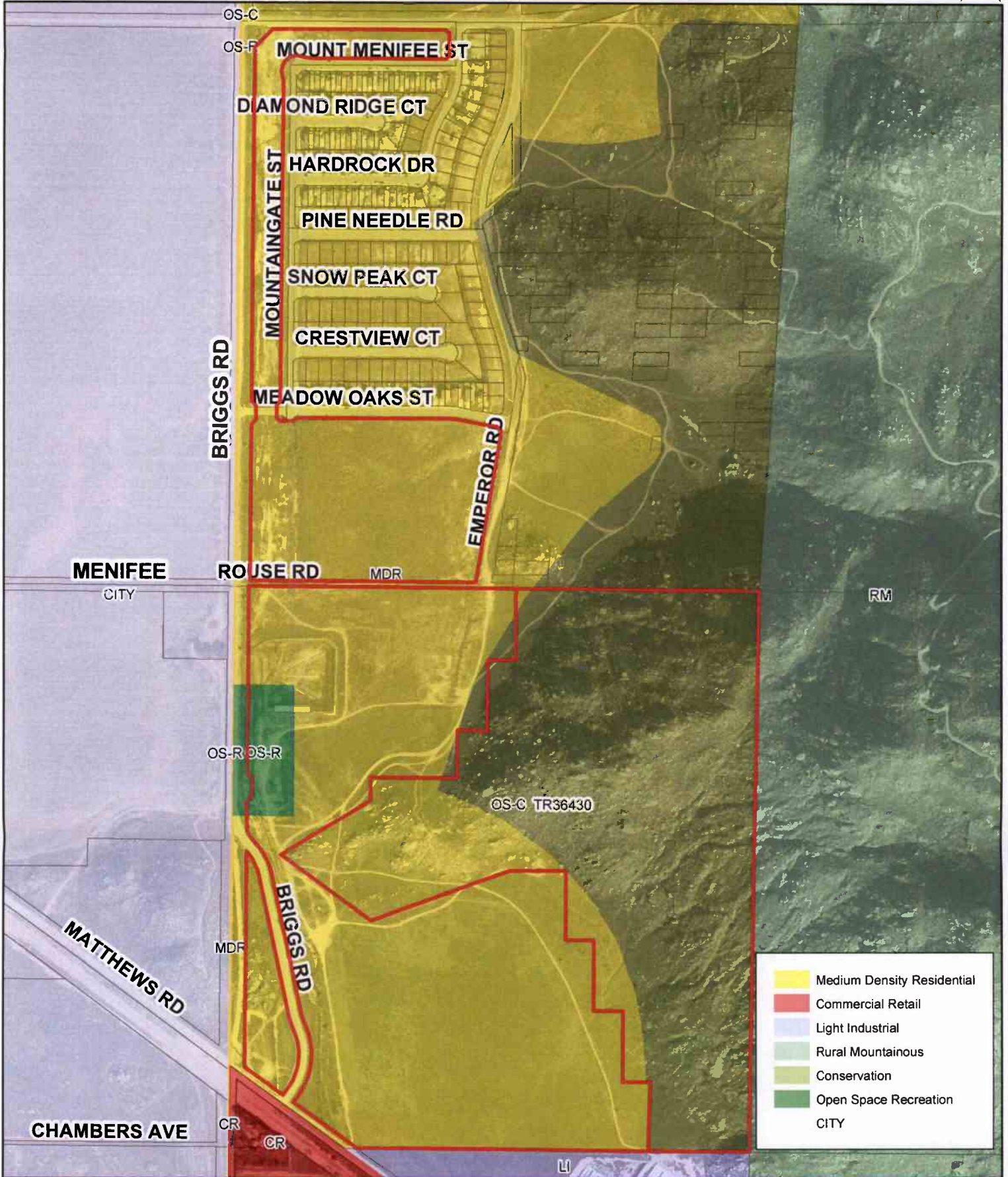
Date Revised: 05/22/14

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36430 CZ07780

### EXISTING GENERAL PLAN

Supervisor Stone  
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstralte on 5/22/2014



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36430 CZ07780

### EXISTING ZONING

Supervisor Stone  
District 3



Zoning	
ZONING	
	A-P
	R-R
	R-T
	SP ZONE



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
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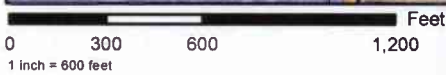
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36430 CZ07780

### LAND USE



Supervisor Stone  
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36430 CZ07780**  
**VICINITY MAP**

Supervisor Stone  
 District 3



0 500 1,000 2,000 Feet  
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
 Printed by mstrale on 5/22/2014

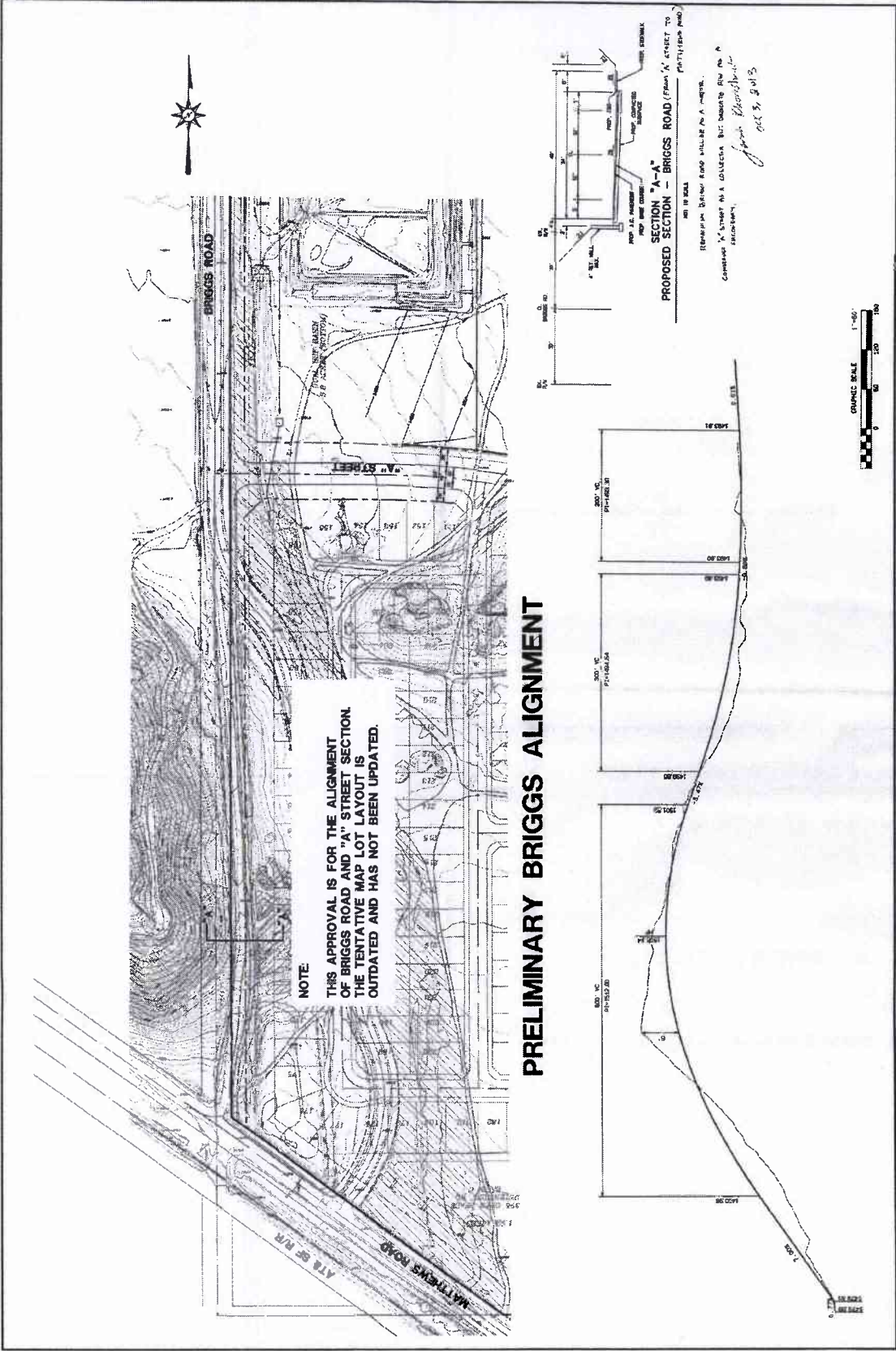
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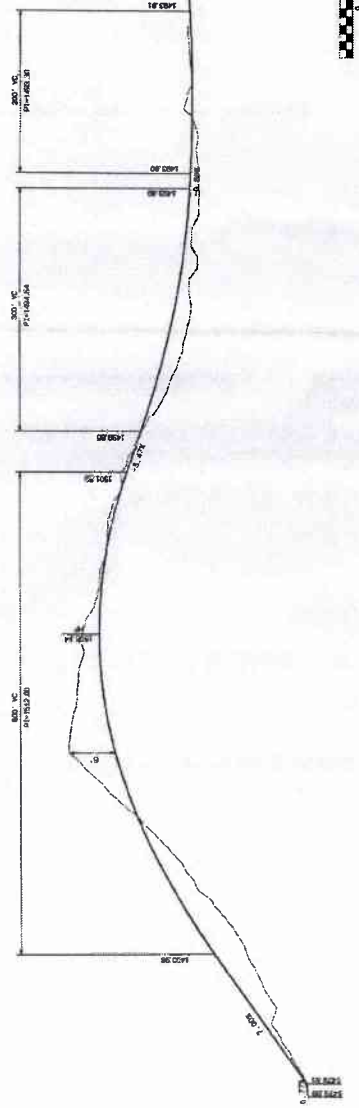
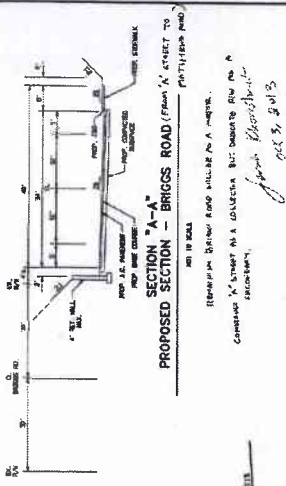
PROPOSED LOTS		LOT NO.		SQ. FT.		LOT NO.		SQ. FT.	
1	8624	11	15	7000	261	6284	331	7922	7922
2	8647	16	20	7000	262	6285	332	7929	7929
3	8650	21	25	7000	263	6286	333	7936	7936
4	8653	26	30	7000	264	6287	334	7943	7943
5	8656	31	35	7000	265	6288	335	7950	7950
6	8659	36	40	7000	266	6289	336	7957	7957
7	8662	41	45	7000	267	6290	337	7964	7964
8	8665	46	50	7000	268	6291	338	7971	7971
9	8668	51	55	7000	269	6292	339	7978	7978
10	8671	56	60	7000	270	6293	340	7985	7985
11	8674	61	65	7000	271	6294	341	7992	7992
12	8677	66	70	7000	272	6295	342	7999	7999
13	8680	71	75	7000	273	6296	343	8006	8006
14	8683	76	80	7000	274	6297	344	8013	8013
15	8686	81	85	7000	275	6298	345	8020	8020
16	8689	86	90	7000	276	6299	346	8027	8027
17	8692	91	95	7000	277	6300	347	8034	8034
18	8695	96	100	7000	278	6301	348	8041	8041
19	8698	101	105	7000	279	6302	349	8048	8048
20	8701	106	110	7000	280	6303	350	8055	8055
21	8704	111	115	7000	281	6304	351	8062	8062
22	8707	116	120	7000	282	6305	352	8069	8069
23	8710	121	125	7000	283	6306	353	8076	8076
24	8713	126	130	7000	284	6307	354	8083	8083
25	8716	131	135	7000	285	6308	355	8090	8090
26	8719	136	140	7000	286	6309	356	8097	8097
27	8722	141	145	7000	287	6310	357	8104	8104
28	8725	146	150	7000	288	6311	358	8111	8111
29	8728	151	155	7000	289	6312	359	8118	8118
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33	8740	171	175	7000	293	6316	363	8146	8146
34	8743	176	180	7000	294	6317	364	8153	8153
35	8746	181	185	7000	295	6318	365	8160	8160
36	8749	186	190	7000	296	6319	366	8167	8167
37	8752	191	195	7000	297	6320	367	8174	8174
38	8755	196	200	7000	298	6321	368	8181	8181
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41	8764	211	215	7000	301	6324	371	8202	8202
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120	9001	606	610	7000	380	6403	450	8755	8755
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123	9010	621	625	7000	383	6406	453	8776	8776
124	9013	626	630	7000	384	6407	454	8783	8783
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134	9043	676	680	7000	394	6417	464	8853	8853
135	9046	681	685	7000	395	6418	465	8860	8860
136	9049	686	690	7000	396	6419	466	8867	8867
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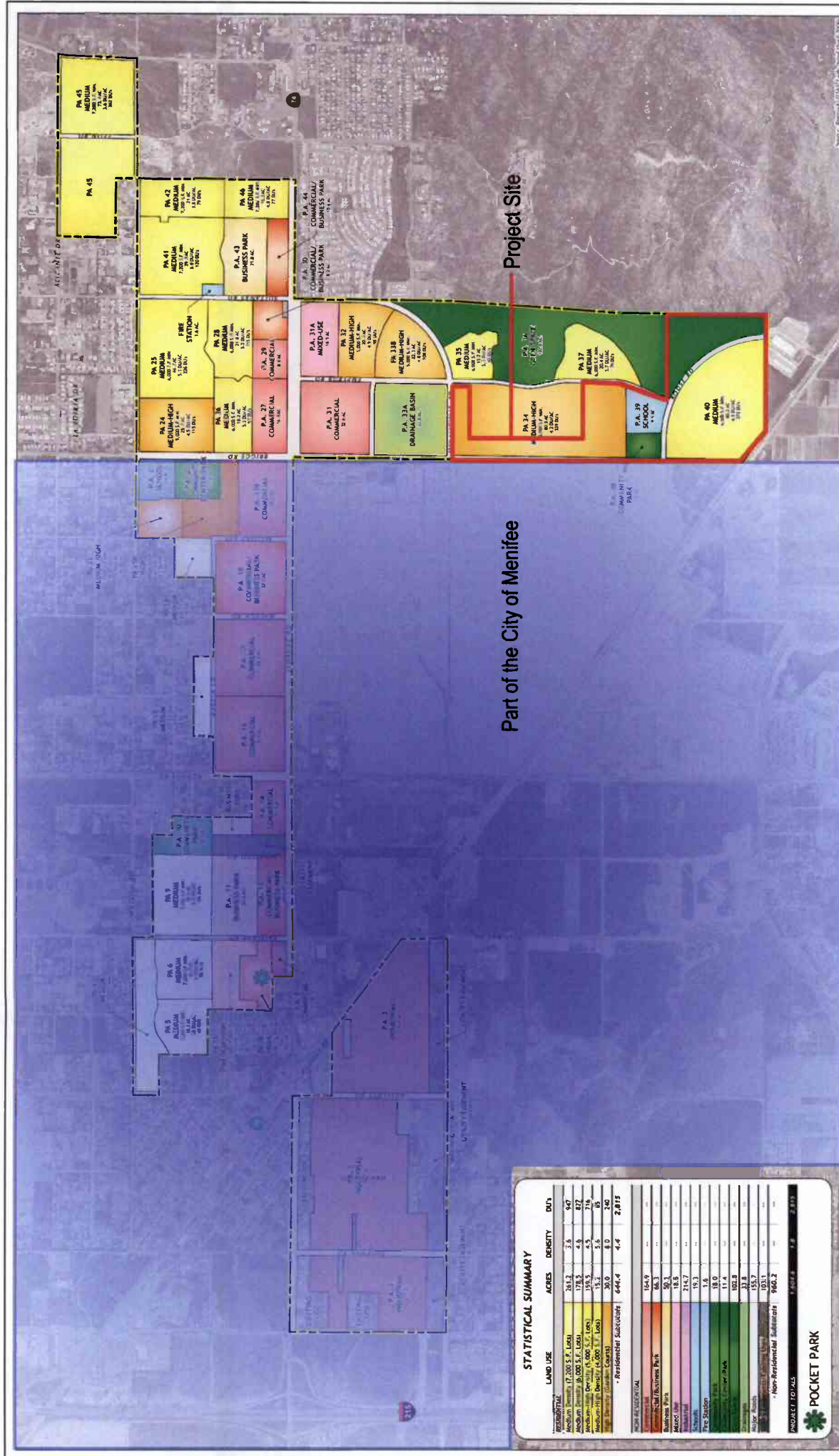
**NOTE:**  
 THIS APPROVAL IS FOR THE ALIGNMENT  
 OF BRIGGS ROAD AND "A" STREET SECTION.  
 THE TENTATIVE MAP LOT LAYOUT IS  
 OUTDATED AND HAS NOT BEEN UPDATED.

**PRELIMINARY BRIGGS ALIGNMENT**



DATE	BY	REVISION
10/15/11	WEBB	1.0
10/15/11	WEBB	2.0
10/15/11	WEBB	3.0
10/15/11	WEBB	4.0
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10/15/11	WEBB	99.0
10/15/11	WEBB	100.0

AMENDED MAP NO. 1  
 MOUNTAIN GATE  
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
 TENTATIVE TRACT MAP 36430  
 PRELIMINARY BRIGGS ALIGNMENT  
 DATE: 10/15/11  
 DRAWN BY: WEBB  
 CHECKED BY: WEBB  
 SCALE: AS SHOWN  
 SHEET: 5  
 OF: 5  
 PROJECT NO.: 11-00000001-0001  
 SHEET NO.: 5



Part of the City of Menifee

Project Site

**STATISTICAL SUMMARY**

LAND USE	ACRES	DENSITY	DU'S
Residential	17,200 S.F. (0.4)	381.2	3.6
Medium Density (1,000 S.F. Lot)	178.5	4.6	672
Medium Density (1,500 S.F. Lot)	15.2	5.3	76
Medium Density (2,000 S.F. Lot)	15.2	5.3	76
High Density (400 S.F. Lot)	30.0	8.0	240
<b>Residential Subtotal</b>	<b>644.4</b>	<b>4.4</b>	<b>2,015</b>
Non-Residential	164.9	...	...
State Business Park	50.3	...	...
Business Park	18.5	...	...
Medium Density	214.7	...	...
School	19.3	...	...
Fire Station	1.6	...	...
Community Center	18.0	...	...
Community Park	102.8	...	...
Major Road	33.8	...	...
Major Road	155.7	...	...
Home-Residential Subtotal	102.1	...	...
<b>Home-Residential Subtotal</b>	<b>966.2</b>	<b>4.8</b>	<b>2,981</b>

**POCKET PARK**



ROMOLAND, CA

# MOUNTAIN GATE | CONCEPTUAL LANDSCAPE PLAN

ALBERT A.  
**WEBB**  
ASSOCIATES

PREPARED BY:

## LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY OF EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.



KEY MAP

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**PLANTING LEGEND**  
**TREES**

BOTANICAL NAME   COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH	DESCRIPTION
<i>CEDRUS DEODORA</i>   DEODAR CEDAR	SHADE	MED. (0.5)	H: 80' W: 40'	STANDARD
<i>CERCIS OCCIDENTALIS</i>   FOREST PINKY	SMALL/ACCENT	LOW (0.2)	H: 10' W: 18'	LOW BRANCH
<i>LAGERSTROEMIA INDICA</i>   CHAPEL WYTTLE	ACCENT	MED. (0.5)	H: 25' W: 25'	MULTI-TRUNK
<i>OLEA EUROPAEA</i>   SWAN HILL   FRUITLESS OLIVE	STREET/SHADE	LOW (0.2)	H: 30' W: 30'	MULTI-TRUNK
<i>PINUS EUBERICA</i>   AFGHAN PINE	STREET/SCREEN	LOW (0.2)	H: 40' W: 25'	STANDARD
<i>PISTACHIA CHINEENSIS</i>   RED PISTACHE	STREET/ACCENT	LOW (0.2)	H: 30' W: 30'	STANDARD
<i>PLATANUS ACERIFOLIA</i>   LONDON PLANE TREE	STREET/SHADE	MED. (0.5)	H: 30' W: 50'	STANDARD
<i>PLATANUS RACEMOSA</i>   WESTERN STAMORE	STREET/SHADE	MED. (0.5)	H: 60' W: 60'	MULTI-TRUNK
<i>QUERCUS AGROFOLIA</i>   COSTA LIME OAK	STREET/SCREEN	LOW (0.2)	H: 30' W: 35'	LOW BRANCH
<i>RHUS LANKA</i>   AFRICAN SHAMAK	STREET/SHADE	LOW (0.2)	H: 30' W: 35'	STANDARD
<i>MAGNOLIA X GRANDIFLORA</i>   SOUTHERN MAGNOLIA	STREET/SCREEN	MED. (0.5)	H: 45' W: 30'	STANDARD

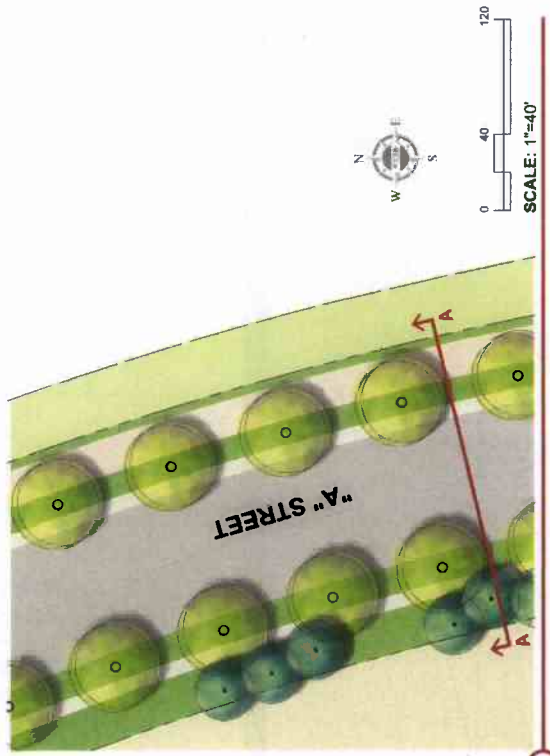
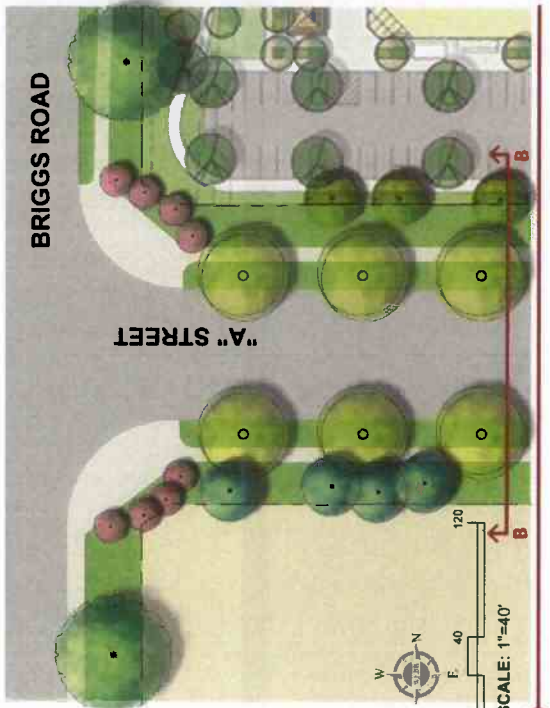
**SHRUBS/GRASSES/GROUNDCOVERS/VINES**

BOTANICAL NAME   COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH
<i>CARISSA BOKHORBOD</i>   BEAUTY	FOREGROUND	MED. (0.5)	H: 2' W: 3'
<i>DIETES REGINA</i>   ROYAL PALM	ACCENT	MED. (0.5)	H: 3' W: 2'
<i>HELIOTROPIS SCARPERENSIS</i>   BLUE OAT GRASS	ACCENT	MED. (0.5)	H: 2' W: 2'
<i>LAMPROLALIA</i>   SPIKE LAVENDER	ACCENT	LOW (0.2)	H: 3' W: 2'
<i>LEUCOPHYLLUM CANDIDUM</i>   THUNDERCLOUD	BACKGROUND	LOW (0.2)	H: 3' W: 3'
<i>AMERBERGIA CAPILLARIS</i>   PINK WINDLEY	ACCENT/GRASSES	MED. (0.5)	H: 3' W: 4'
<i>AMERBERGIA RIGIDA</i>   DEERGRASS	ACCENT/GRASSES	LOW (0.5)	H: 4' W: 5'
<i>MANDINA DOMESTICA</i>   HEAVENLY BAMBOO	FOREGROUND	MED. (0.5)	H: 8' W: 4'
<i>PARTHOCISSUS TRICOSPIDA</i>   BOSTON IVY	CLIMBING VINE	MED. (0.5)	H: 20' W: 30'
<i>RAPHANOPUS INDICA</i>   WALLERBURY	FOREGROUND	LOW (0.2)	H: 3' W: 4'
<i>ROSEMARINUS OFFICINALIS</i>   ROSEMARY	GROUNDCOVER	LOW (0.5)	H: 2' W: 4'
<i>SALVIA GRECH</i>   AUTUMN SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 4'
<i>SALVIA LEUCANTHA</i>   MEXICAN BUSH SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 5'



ALBERT A. WEBB ASSOCIATES  
12/16/2013

**MOUNTAIN GATE | CONCEPTUAL LANDSCAPE PLAN**

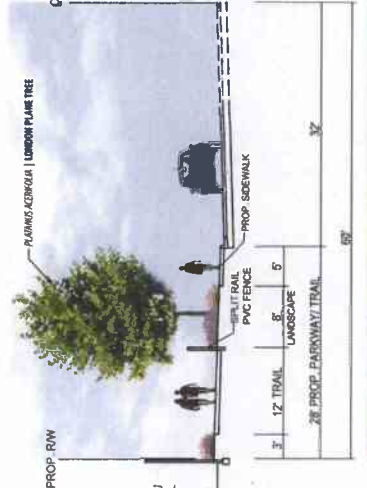
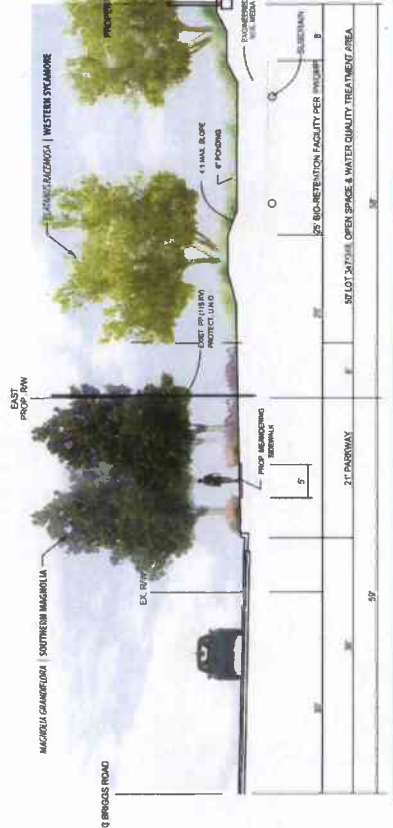
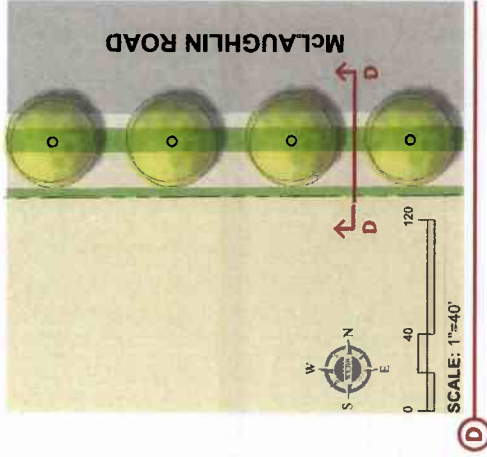
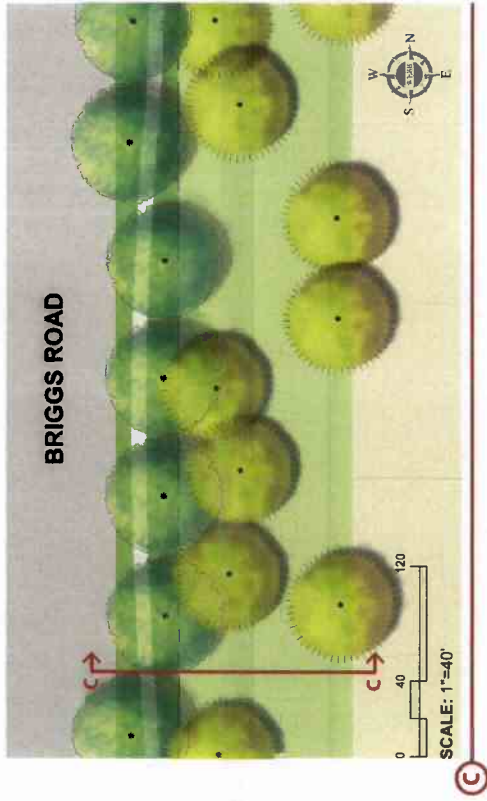


NOTE REFER TO PG. 1  
PLAN FOR ENLARGMENT  
LOCATIONS.

ALBERT A.  
**WEBB**  
ASSOCIATES

12/16/2013

**MOUNTAIN GATE | "A" STREET ENLARGMENTS**



NOTE REFER TO PG. 1  
PLAN FOR ENLARGEMENT  
LOCATIONS.



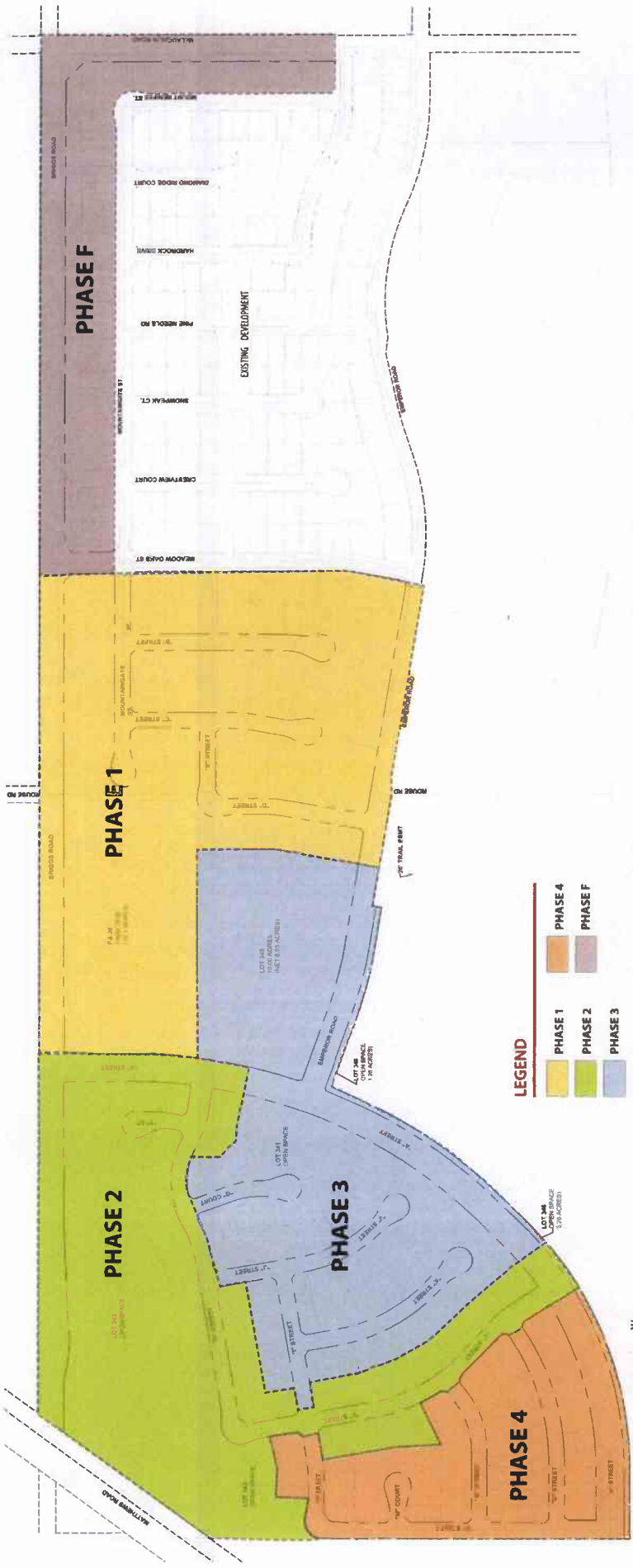
**KEY MAP NTS**

**LEGEND**

- 1 RESTROOM BLDG. W/ SMALL CONCESSION
- 2 PLAYGROUND
- 3 PICNIC SHELTER
- 4 (2X) HALF BASKETBALL COURTS
- 5 BASEBALL FIELD
- 6 PARKING (61 SPACES)
- 7 BASIN ACCESS DAMP
- 8 DECORATIVE BASSWALE W/ ORNAMENTAL GRASSES WITHIN LOW FLOW CHANNEL
- 9 BASIN SLOPE
- 10 (2X) SOCCER FIELDS
- 11 SHRUBS/GRASS/GROUNDCOVERS AREA
- 12 TURF AREA
- 13 8" CONCRETE WALK
- 14 37 FT. WIDE EDISON EASEMENT
- 15 STORM DRAIN EASEMENT
- 16 12" MIN. MAINTENANCE EMERGENCY ACCESS PATHWAY/ROAD (6" 6 INCHES MIN. DEPTH)
- 17 NO PARKING ZONE
- 18 OPEN VIEW FENCE | WROUGHT IRON FENCE \*\*\*\*\*



NOTE REFER TO PAL 1  
PLAN FOR ENLARGEMENT  
LOCATIONS.



SCALE: 1: 400



# MOUNTAIN GATE | MAINTENANCE PLAN



CASE: TR36430  
 EXHIBIT: M  
 DATE: 1/21/14  
 PLANNER: M. STRAITE

ALBERT A. **WEBB** ASSOCIATES  
 12/16/2013



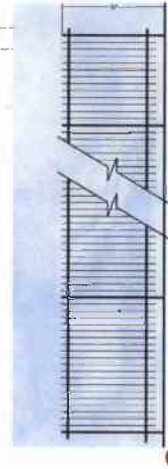
**LEGEND**

- 1. COMMUNITY WALL
- 2. OPEN VIEW FENCE
- 3. INTERIOR FENCE
- 4. TRAIL FENCE
- 5. CHAIN LINK FENCE

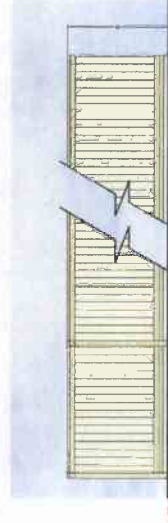
SCALE: 1 : 400



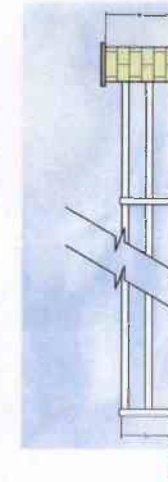
**1** COMMUNITY WALL | 6" CMU WALL W PILASTERS



**2** OPEN VIEW FENCE | 6" TUBULAR STEEL FENCE



**3** INTERIOR FENCE | 6" VINYL OR WOOD FENCE



**4** TRAIL FENCE | 3" SPLIT RAIL PVC FENCE

**MOUNTAIN GATE | FENCING PLAN**

ALBERT A. **WEBB** ASSOCIATES  
12/16/2013

CASE: TR36430  
EXHIBIT: W  
DATE: 1/21/14  
PLANNER: M. STRAITE

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42516  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 36430, Change of Zone No.7780  
**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:** Strata Equity Group LLC  
**Applicant's Address:** 4370 La Jolla Village Drive Suite 960 San Diego CA 92122

### I. PROJECT INFORMATION

#### A. Project Description:

Change of Zone No. 7780 (CZ07780) proposes to formalize the Planning Area boundaries for PA 38, 39, 40 and 34.

Tentative Tract Map No. 36430 (TR36430) proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

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:** 180 acres

**D. Background:** The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).

### II. Data:

Residential Acres: 180	Lots: n/a	Units: 5,354	Projected No. of Residents: 540
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**A. Assessor's Parcel No(s):** 459-030-010, 461-020-004, 461-020-006

**B. Street References:** Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

**C. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 18 South West and 19 North West

**D. Brief description of the existing environmental setting of the project site and its surroundings:** The project site features sandy loam soils and features significant topography. Large portions of the project are flat to the south west of the site, but the north east of the site features large hills. There is little vegetation on the site, except in a swale that features vegetation and potential habitat, these areas are being avoided. Homes have been constructed in the vicinity.

### III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
2. **Circulation:** The project is consistent with the adopted Specific Plan, will be building out identified streets from the General Plan, it is considered to be consistent with the Circulation Element of the General Plan.
3. **Multipurpose Open Space:** The project features park space and significant open space. It is consistent with the adopted Specific Plan, it is considered to be consistent with the Multipurpose Element of the General Plan.
4. **Safety:** The project is proposing residential development, and will not transport any dangerous materials or result in significant use of dangerous chemicals. The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Safety Element of the General Plan.
5. **Noise:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
6. **Housing:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Housing Element of the General Plan.
7. **Air Quality:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the General Plan.

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

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium High Density Residential (MHDR), Community Park, School, and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan for Specific Plan No. 260A2.

**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):** Harvest Valley / Winchster Area Plan to the north, east, and south; City of Menifee is to the west.
2. **Foundation Component(s):** Community Development in all adjacent directions
3. **Land Use Designation(s):** Open Space Conservation (OS-C) as reflected in Specific Plan No. 260A2 to the east, Commercial Retail (CR) and Light Industrial (LI) to the south, City of Menifee to the west, and Medium Density Residential (MDR) as reflected in Specific Plan No. 260A2 to the north.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south east

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 260 (Menifee North), as adopted by Amendment No. 2
2. **Specific Plan Planning Area, and Policies, if any:** The project is located within Planning Areas 34, 38, 39, and 40 of Specific Plan No. 260A2

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

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

**K. Adjacent and Surrounding Zoning:**

North: Specific Plan Zone (SP 260)  
East: Specific Plan Zone (SP 260)  
South: Specific Plan and Agriculture Poultry (AP)  
West: City of Menifee

**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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             |   |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                         |   |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services               |   |

## V. DETERMINATION

On the basis of this initial evaluation:

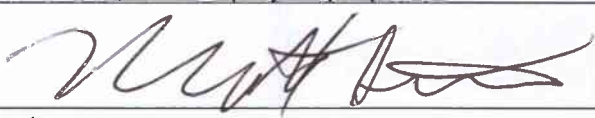
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

5/31/14

Date

Matt Straite, Project Planner  
Printed Name

For Juan C Perez, Interim Planning 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329

### Findings of Fact:

- a) County Eligible Interstate 215 intersects with Highway 74 approximately 1.5 miles northwest of the Project. The project is not within a scenic highway corridor.
- b) Much of the area within Specific Plan No. 260A2 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 to the east of the project site. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the east of the Menifee North Specific Plan; no modifications to the views of that hillside are anticipated. 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.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

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. 329 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. Lighting would be typical of a suburban residential community and would not be regarded as a substantial source of light or glare. Artificial lighting introduced in the Planning Area 38 Community Park also would not be regarded as a substantial source of light or glare. Design guidelines for lighting and nighttime lighting restrictions set forth in approved Specific Plan No. 260 would reduce potential light and glare impacts. No reflective or glare-producing building materials are proposed. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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. 329, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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, the site has been designated for development by Specific Plan No 260 since 1994; 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 (TR 36430) which proposed the development of 340 residential lots between 6,000 and 9,000 square feet on this property. The Project is consistent with the County's General Plan and would not result in farmland conversion impacts beyond the level of impact previously documented in EIR No. 329 (SCH No. 1989100207) and the County's General Plan EIR (SCH No. 2002051143). 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 34, 28, 39, and 40 of Specific Plan No. 260A2, 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 portions of the property within 300 feet of the tract map that are zoned for agricultural uses; therefore it is subject to the "Right to Farm" ordinance. Conditions of approval have been added to the map, however, these are not considered mitigation as they are required by ordinance.
- d) The Tract Map proposes a new subdivision in accordance with the Menifee North Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 329 and related addenda.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source	<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
emissions?				
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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430,

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 EIR 329 for Specific Plan No. 260A2, the map will not conflict with the established 2012 AQMP due to the project complying with the County's General Plan land use designations and population estimates because it will develop the property at densities that are consistent with the existing plans. 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 EIR 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. The EIR concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. Therefore, no new air quality impacts are expected.

The Project is consistent with the County's General Plan and Harvest Valley/Winchester Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	<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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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2), Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PDB059452 MSHCP Consistency Analysis dated July 22, 2013.

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. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, 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-d)The WRCMSHCP identifies several biological species that are of concern in this area. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD). The project site contains areas sensitive to the LA Pocket Mouse. These areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1). With this mitigation the project will have less than significant impacts.
- e) The project site does not contain any riparian areas, all potential impacts regarding riparian areas were adequately analyzed in the previous CEQA documents.
- f) The project site does not contain any of the habits that would trigger Section 404 review or requirements.
- g) The proposed project does not conflict with any local policies or ordinances. As explained in A the primary policies pertaining to the site are contained in the MSHCP. As explained, the proposed project is consistent with the policies of the MSHCP.

Mitigation: Biologically sensitive areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1).

Monitoring: Monitoring is administered through Building and Safety Plan check process.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- e) According to previously certified EIR No. 329, approved IS/MND No. 38625, and the Project's Phase I Cultural and Paleontological Assessment, no historic sites, structures, or resources exist within the within the southern portion of the Specific Plan. Furthermore, according to a records search conducted during the Phase I analysis, no structures are shown in or within proximity of the Project site parcels on either a 1901 USGS 30' Elsinore or 1942 USGS 15' Perris topographic map. The proposed area of development is not located on a historic site. Therefore, the project will not have any impacts on a historic site.
- f) The project site is not a historic site, therefore, the project will not have a significant change in a historic resource.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- a-b) The area proposed for development was studied for archeological resources in the original EIR. Additional Cultural Studies have been done specific for the site of the tract map and identified a number of sites that required additional analysis. A Phase 1 Cultural study was done and identified four listed cultural sites that were not considered eligible for California Register of Historical resources. A Phase 2 did a closer surface examination and determined no additional evidence of cultural activity and are not considered unique archaeological resources or historical resources under CEQA. However, subsurface items may still exist that may be exposed during grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. Archeological monitoring of the site is required during all grading activities. With this mitigation, the potential impacts are considered less than significant.

- c) The site is not known to contain human remains. However, the potential exists for the discovery of remains during ground disturbing activities associated with construction. Standard conditions of approval have been added to the project requiring proper procedures should any human remains be encountered. These are standard conditions and not considered mitigation for CEQA purposes.
- 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.

**Mitigation:** Condition of approval 60.Planning.27 and 90.Planning.1 requires Archeological monitoring of the site is required during all grading activities, and a report submitted explain how the monitoring was done.

**Monitoring:** Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

**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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

**Findings of Fact:**

- a) The project site was studied for paleontological resources in the original EIR and EA40275. According to EIR No. 329 and IS/MND No. 38625, sediments of the Project area are identified as Quaternary alluvium (Qal) of the Holocene Age. Furthermore, the Riverside County Paleontological Sensitivity Map categorizes the site as "High B", which denotes a high potential for the discovery of paleontological resources in subsurface sediments. Due to these conditions, impacts are considered significant before mitigation. With the mitigation measures listed below, impacts would be reduced to a level less than significant.

**Mitigation:** Conditions of Approval 70.Planning.1, 60.Planning.4 and 60.Planning.28 require the applicant to retain a paleontologist to create a project specific plan for monitoring grading. Said plan shall also be reviewed by the County.

**Monitoring:** Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

- a) Expose people or structures to potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial adverse effects, including the risk of loss, injury, or death?

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"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002), and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The entirety of the Specific Plan is not located near a known earthquake fault. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce seismic impacts to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. 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.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Addendum to Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) According to the projects geology study, no groundwater was encountered within 50 feet of the surface of the site. However, the soil on the site porous and susceptible to collapse upon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flooding. Settlement due to liquefaction is anticipated to be negligible; therefore, there is a less than significant impact. As part of construction, all existing low-density and potentially collapsible soil materials would be removed to underlying competent bedrock and receive compacted fill (COA 10.Planning.3) Actual depths and horizontal limits of soil removals would be determined during grading on the basis of in-grading observations and testing performed by the Project geotechnical consultant and/or engineering geologist. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. With this mitigation, the impacts are less than significant.

**Mitigation:**

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
- 3.Removal of collapsible soils.
- 4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

**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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

**Findings of Fact:**

- a) The area of the Specific Plan has several areas of potential groundshaking. These impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have already been discussed in the original Environmental Impact Report No. 329 and its addenda. For the tentative map site, the geology study conducted for Tentative Tract Map No. 36430 concluded that no documented active faults are known to traverse toward the subject site and the potential for ground rupture at the site is considered to be low.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**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?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

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. 329 and its addenda. The geology study done for the map area concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.

10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see eblow. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
- 3.Removal of collapsible soils.
- 4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The area of the Specific Plan has several areas determined to be subject to various ground subsidence issues. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see eblow. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Removal of collapsible soils.

4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

**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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

**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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The existing topography of the proposed Project site is nearly level (for the areas proposing development); elevations range from approximately 1,550 feet above mean sea level (MSL) to approximately 1,450 feet above MSL. No unique topographical features are present on the property. Construction proposed on the Project site would not substantially change the site's topography. Maximum angle of all cut and fill slopes are proposed to be 2 horizontal to 1. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.

b) The project area features significant topography. The areas proposed for development have mild grades, and an open space area is designed to remain a steep hillside with potential rockfall issues. There will be slopes over 10 feet and steeper than 2:1. These were addressed in the Geology study which concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Additional mitigation has been added, see below. With mitigation, the impacts are considered less than significant.

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:**

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

1. To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
2. Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
3. Removal of collapsible soils.
4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

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

**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 type="checkbox"/>	<input checked="" 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

**Findings of Fact:**

- a) The project has done a Water Quality Management Plan, and a hydrology study. These have resulted in design features, incorporated into the project design, that mitigate any soil loss or erosion. There will be no impacts.
- b) According to the geo study done for the project site, the project is not located on expansive soil. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations. There will be no impacts.
- c) The project is not proposing septic systems and there are no other soil related risks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

c) Erosion			<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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) Short-term erosion would occur during Project grading and construction. Erosion control measures are required by the County and the Regional Water Quality Control Board (RWQCB) to limit the amount of soil and sediment material that would leave the site boundaries. The Project site does not contain any river channels, streams or lakebeds, nor is it near enough to a river channel, stream or lakebed to have a significant erosional effect.
- b) Due to the slight level of erosion and slight to moderate runoff for the on-site soil types, the Project site does not naturally experience much erosion; however, grading activities associated with the proposed Project would increase soil erosion and runoff in the short-term. Development of the property would result in an increase of impermeable surfaces which could increase off-site water erosion. Erosion would be controlled part of the required Storm Water Pollution and Prevention Plan (SWPPP) that would incorporate Best Management Practices (BMP's) during construction. Following development of the property and the introduction of impervious surfaces and landscaping, erosion and loss of top soil would be substantially reduced. The Project is required to comply with the National Discharge Elimination System (NPDES) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The owner operator can comply by submitting a Notice of Intent (NOI), developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. As NPDES requirements are applicable to all development over 1 acre in size, they are not considered mitigation for CEQA implementation purposes.

The Riverside County Flood Control and Water Conservation District has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Conditions of Approval have been issued to ensure erosion impacts are reduced to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

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

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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact: According to the County General Plan, the Project site lies outside of the County's mapped Wind/Erosion and Blowsand areas. However, the site is currently subject to wind erosion when soils are exposed during harvest and tilling of the onsite agricultural fields under existing conditions. During Project construction, the site would not be exposed to any increased wind erosion above that which already occurs under existing conditions. Implementation of the proposed Project would result in development of the property, thereby eliminating exposed, unvegetated soils and reducing the potential for wind erosion. Impacts are considered less than significant and do not require mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20) Greenhouse Gas Emissions**                       

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?                       

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, California Climate Action Registry. Greenhouse Gas Impact Analysis by Webb and Associates dated September 2013

Findings of Fact:

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

The Greenhouse Gas Study concluded that although there are no adopted federal, state, or local quantitative thresholds for the region, the County of Riverside is using the AB 32 reduction target of 28.4 percent as a threshold of significance. The proceeding analysis indicates that in 2020 the proposed Project will emit 5,629.78 MTCO<sub>2</sub>E /year. In 2020, the proposed Project along with implementation of statewide GHG reduction measures would result in a 28.4 percent reduction compared to the BAU emissions level (7,862.23 MTCO<sub>2</sub>E/year), which achieves the AB 32 reduction target, without accounting for the additional GHG reductions resulting from the Project's use of recycled water. Therefore, the Project has demonstrated compliance with AB32 and no additional analysis or mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21) 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"/>

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The area proposed for development is a residential subdivision within an existing specific plan. As a result, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- b) The area proposed for development is a residential subdivision within an existing specific plan. 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. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- 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. 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. In short, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- e) The specific plan area, and Tentative Tract Map No. 36430 are not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring required.

<b>22) Airports</b>				
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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-d) SP 260(A2) is affected by Areas of Change 1, 2, and 3 located within the southern-most portion of the March Air Reserve Base Area of Influence; however the proposed map is outside any influence areas. This was identified in the previous EIR.

Mitigation: No monitoring required.

Monitoring: No monitoring required.

**23) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a) According to County General Plan Figure S-11 "Wildfire Susceptibility," the proposed Project site is not located within a wildfire susceptibility zone. No wildlands are located adjacent to the site. The proposed Project would adhere to County Fire Department standards and requirements. As a standard Condition of Approval, any implementing project within the Specific Plan will be required to provide proper fuel modifications and access for emergency services as required by the Fire Department and Riverside County Ordinance No. 787.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24) 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"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially deplete groundwater supplies or	<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
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 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, 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 explained:

*The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.*

*The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches.*

*As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.*

*It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.*

*In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.*

*To comply with the WQMP a "Project Specific" WQMP will be required. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.*

*Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.*

*The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.*

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.

**25) 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 checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, EA 38611

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

a) No stream or river course would be modified with implementation of the proposed Project. The proposed Project would alter existing micro-drainage patterns because the sheet-flow drainage patterns that exist on the Project site currently flow to storm drain systems that are not within the Specific Plan boundaries. Pre-development surface runoff within and near the site generally flows from the hillside. Specific Plan No. 260 includes a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. The drainage facility from the site would be a concrete pipe; therefore, site runoff would not impact erosion in the proximate receiving drainage facility.

b) The only receiving water that is included on the 303(d) list of impaired water bodies and to which the Project would contribute flow is Canyon Lake, located several miles south of the Project site. The lake is impaired for nutrients and pathogens. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. The contribution of eroded soils and agricultural fertilizers to Canyon Lake would be reduced by implementation of the Project because agriculture uses would be discontinued and the amount of bare soil would be greatly reduced. Pathogens (bacteria and viruses) are proliferated by the transportation of animal or human fecal wastes, which would not be emitted by the proposed Project. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.

Upon implementation of TR36340, development would result in an increase in the amount of urban pollutants that would be washed off the site's impervious surfaces during rainfall events. Urban runoff is considered a "non-point" source of water pollution; unlike "point" source wastes, "non-point" sources cannot be quantified through flow measurement, sampling, and analysis techniques.

The WQMP prepared for TR 36340 specifies Best Management Practices (BMPs), which would control and remove pollutants typically associated with urban runoff. To accomplish this, the WQMP proposes a series of bio-swales and water quality basins. The majority of the surface runoff would be directed to these features for filtration prior to entering the receiving facilities. In addition, grass-lined and vegetated swales are proposed in the landscape areas and along some portions of the site perimeter for filtration. Compliance with the WQMP's would be assured as a standard condition of Project approval, and as a condition of the required NPDES permit.

c) The Project does not propose to extract groundwater directly from any existing or proposed water well. Therefore, the Project would not directly deplete groundwater supplies. Domestic water would be supplied to the site by EMWD. The Project is consistent with EMWD's Urban Water Management Plan and would not generate a demand for water usage beyond that which has been planned for by EMWD. The site does not serve as a water aquifer recharge area and development of the Project would not interfere with groundwater recharge.

b) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is 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.

**LAND USE/PLANNING** Would the project

**26) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

After the approval of the 2003 General Plan, Specific Plans are considered an extension of the 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.

**27) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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Findings of Fact:

- a) The proposed map is fully consistent with the Specific Plan zoning requirements.
- b & c) To the west of the site is the City of Menifee. The City zoning contiguous to the site calls for medium density development. This project is consistent with this zoning. To the east and north is the Specific Plan zoning, and the project is consistent with the SP zoning. To the south is Agriculture Poultry zoning. The project has been designed with buffers to this property, including roadways.
- d) After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. This project is fully consistent with the Specific Plan and by extension, the General Plan. This will not alter the land use patterns in any way.
- e) 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. 260A2. 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**28) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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

**29) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**30) Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

**31) Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**32) Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33) 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?               

b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
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 type="checkbox"/>	<input checked="" 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329., Winchester (Tract 36430) Final Noise Study dated February 22, 2006; Tentative Tract Map No. 36430 Noise Impact Analysis dated September 5, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Menifee North 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. 260A2. No unanticipated ambient noise sources are anticipated.
- c) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan.

It should be noted that the noise study was prepared for Tentative Tract Map No. 36430, which proposed residential development directly adjacent to Briggs Road. The study concluded that the proposed wall and fence plan for the project was adequate to address any noise concerns the project could present. A six foot high masonry block wall (or combination wall) is required along the western Boundary (along Briggs Road); additionally a similar wall is required along the northern site boundary along McLaughlin Road. Because the design of the project is addressing the noise concerns these walls are mitigating the noise and no other mitigation is required. Additionally, the noise study recommended the following mitigation in addition to the walls:

- Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
- During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
- In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
- No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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• If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.  
 The above mitigation is required pursuant to condition of approval 10.Planning.20

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 36340, Noise Study, County of Riverside, California" dated September 5, 2013 as outlined in COA 10.Planning.20.

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

**POPULATION AND HOUSING** Would the project

**34) 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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

**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.
- d) This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) This project is being developed in accordance with the Menifee North 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. 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:

**35) Fire Services**

Source: Riverside County General Plan Safety Element, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**36) Sheriff Services**

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**37) Schools**

Source: Hemet Unified School District correspondence, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**38) Libraries**

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

**39) Health Services**

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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**

**40) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are also new active recreational facilities (i.e. parks) within the project site, designed in accordance with the requirements of the Specific Plan and previously analyzed in the Specific Plan EIR. All parts of the proposed map 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.

<b>41) Recreational Trails</b>	<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
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Source: Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project includes a new trail at the eastern end of this project. This trail is intended to tie into the trail system to the north and 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

**42) Circulation**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>