

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

1083



FORM APPROVED COUNTY COUNSEL
DATE 5/20/15
BY: JAMES E. BROWN


FROM: TLMA – Planning Department


SUBMITTAL DATE:
May 20, 2015

SUBJECT: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 and ORDINANCE NO. 348.4805 – Consider an Addendum to Certified EIR No. 374 – Applicant: French Valley Acres, LLC – Third Supervisorial District – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – REQUEST: The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads. Deposit based funds 100%

Departmental Concurrence

(Continued on next page)


Steve Weiss, AICP
Planning Director


Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds
Budget Adjustment: N/A
For Fiscal Year: N/A

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ District: 3 Agenda Number: _____

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE
TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 AND ORDINANCE NO. 348.4805**

DATE: May 20, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors:

CONSIDER an **ADDENDUM** to **CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 374**, based on the findings and conclusions in Environmental Assessment No. 42681; and,

APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, based on the findings and conclusions incorporated in the staff report; and,

ADOPT RESOLUTION NO. 2015-133 adopting Amendment No. 6 to Specific Plan No. 286; and,

APPROVE CHANGE OF ZONE NO. 7823, to revise the Specific Plan No. 286 zoning ordinance and to formalize the planning area boundaries for Planning Areas 1, 2A, 3, 6, 52A and 52B, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4805 amending the zoning in the Rancho California Area shown on Map No. 2.2375 Change of Zone No. 7823 attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36722, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary:

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection. The total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

CHANGE OF ZONE NO. 7823 proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B that reflect the refinements proposed as part of SP 286A6.

TENTATIVE TRACT MAP NO. 36722 is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE
TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 AND ORDINANCE NO. 348.4805**

DATE: May 20, 2015

PAGE: Page 3 of 3

18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

The Winchester 1800 Specific Plan (Specific Plan No. 286) with Certified Environmental Impact Report (EIR) No. 374 was adopted by the Riverside County Board of Supervisors on April 29, 1997. There have been five major amendments to the Specific Plan that reduced the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of "A" Street and Washington Road; a ten-acre school site was added to the southwest of the intersection of "A" Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Although only 4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

Parks

Planning Area 3 was previously designated as a 5-Acre park site. The applicant has researched the amount of park area relative to the immediate area of the proposed project. The current amount of park area designated in SP 286 exceeds the required minimum of 5 acre per 1,000 population. Not including the 5 Acres of Planning Area 3, the existing park area is closer to 6.5 acres per 1,000 population on active parks (without including the existing conservation park areas which have active uses). There are 30.1 acres of active park plus an additional 31 acres of conservation/park. The adjacent area surrounding the project site is planned a total of 852 homes of which there is an existing 5 acre park (Planning area 12B). This project proposes to provide several points of linkage to the open space areas via the walking paths along the proposed open space conservation channel. This includes linking the cul-de-sacs in the community to the conservation channel for multiple points of access.

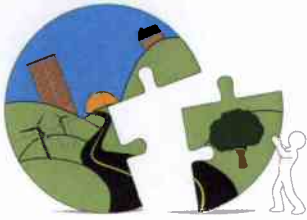
On April 15, 2015, the Planning Commission recommended approval of the project to the Board of Supervisors by a vote of 4-0.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION MEMO**
- C. ORDINANCE NO. 348.4805**
- D. RESOLUTION NO. 2015-133**
- E. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: April 30, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 (SP00286A6), CHANGE OF ZONE NO. 7823 (CZ07823), AND TENTATIVE TRACT NO. 36722 (TR36722)

(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 <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <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 <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

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

Please schedule on the 6/2/15 BOS Agenda

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

2
3 **RESOLUTION NO. 2015-133**
4 **ADOPTING**
5 **AMENDMENT NO. 6 TO SPECIFIC PLAN NO. 286**
6 **(WINCHESTER 1800)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., public
8 hearings were held before the Riverside County Board of Supervisors on June 2, 2015 and before the
9 Riverside County Planning Commission on April 15, 2015 to consider Amendment No. 6 to Specific Plan
10 No. 286, Winchester 1800 Specific Plan, which was adopted by the Board of Supervisors pursuant to
11 Resolution No. 97-090 on April 29, 1997; and,

12 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
13 County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact
14 Report No. 374 (EIR No. 374) which was prepared in connection with this Amendment No. 6 to Specific
15 Plan No. 286 and related cases Change of Zone No. 7823 and Tentative Tract Map No. 36722 (referred to
16 alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of
17 the project on the environment and measures necessary to avoid or substantially lessen such effects have
18 been evaluated in accordance with CEQA and the implementing procedures; and,

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

21 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
22 of the County of Riverside in regular session assembled on June 2, 2015 that:

- 23 A. Amendment No. 6 modifies Specific Plan No. 286 by the following:
- 24 1. Reduces the total number of residential dwelling units within Specific Plan No. 286
25 from 4,870 to 4,720.
 - 26 2. Renumbers Planning Areas 1, 3, 5A, 6, and 7 to Planning Areas 1, 3, 5A, 6, 7, 52A,
27 and 52B.
- 28

FORM APPROVED COUNTY COUNCIL
BY: MICHELLE CLACK
DATE: 5/19/15

- 1 3. Amends the land use designation for Planning Area 1 from Very High Density
2 Residential to Medium Density Residential, reduces the Planning Area's acreage from
3 17.9 acres to 5.4 acres, and reduces target dwelling units from 269 to 23 units.
- 4 4. Amends the land use designation for Planning Area 3 from Park to Medium High
5 Density Residential, increases the Planning Area's acreage from 5.0 acres to 12.0 acres,
6 eliminates the 5 acre park for Planning Area 3, and increases target dwelling units from
7 zero to 62 units.
- 8 5. Increases the acreage for Planning Area 5A from 33.4 acres to 38.8 acres.
- 9 6. Eliminates the 10-acre Elementary School site in Planning Area 6, amends the land use
10 designation in Planning Area 6 from School to Medium High Density Residential,
11 increases the acreage from 10.0 acres to 11.0 acres and increases target dwelling units
12 from 27 to 61 units.
- 13 7. Reduces the acreage for Planning Area 7 from 23.0 acres to 21.1 acres.
- 14 8. Creates a new 0.9 acre Planning Area 52A designated as Open Space:
15 Conservation/Drainage.
- 16 9. Creates a new 0.7 acre Planning Area 52B designated as Open Space:
17 Conservation/Drainage.
- 18 B. Specific Plan No. 286, Amendment No. 6 realigns a portion of Keller Road to provide a
19 90-degree intersection with Winchester Road along the westbound approach, thereby
20 providing for improved traffic safety as compared to the existing design and right-of-way
21 that otherwise would have created an irregular intersection.
- 22 C. Specific Plan No. 286, Amendment No. 6 reduces acreage devoted to circulation from
23 131.7 acres to 131.1 acres.
- 24 D. Specific Plan No. 286, Amendment No. 6 also modifies the Planning Area land use
25 designations to be consistent with the Riverside County General Plan land use
26 designations.

- 1 E. Specific Plan No. 286, Amendment No. 6 is associated with Change of Zone No 7823 and
2 Tentative Tract Map No. 36722 which were considered concurrently at the public hearings
3 before the Planning Commission and the Board of Supervisors.
- 4 F. The environmental assessment prepared for the project concluded that some changes or
5 additions are necessary but none sufficient to necessitate the preparation of a subsequent
6 EIR. Accordingly, in compliance with State CEQA Guidelines Sections 15162 and 15164
7 an Addendum to EIR No. 374 ("Addendum") was prepared.
- 8 G. As provided in the attached Environmental Assessment No. 42681 no potentially
9 significant environmental impacts are associated with the project other than those
10 identified in EIR No. 374 as modified by the Addendum and those impacts would be
11 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed
12 in Resolution No. 97-090 adopted by the Board of Supervisors on April 29,1997 for EIR
13 No. 374 which is incorporated herein by this reference in its entirety with the exception of
14 those identified as significant and unavoidable in EIR No. 374.
- 15 H. Additionally, the project will not result in any new significant environmental impacts not
16 identified in the previously certified EIR No. 374. The project will not result in a
17 substantial increase in the severity of previously identified significant effects, does not
18 propose any substantial changes which will require major revisions to EIR No. 374, no
19 considerably different mitigation measures have been identified and no mitigation
20 measures found infeasible have become feasible because of the following:
- 21 1. The project reduces the total number of residential dwelling units from 4,870 to 4,720
22 (a net reduction of 150 dwelling units), resulting in a reduction in environmental
23 impacts as compared to what was evaluated and disclosed in EIR No. 374. As such,
24 there would be no new environmental effects or a substantial increase in the severity of
25 previously identified significant effects as a result of the project. Thus, the project
26 would not require major revisions to the previously certified EIR No. 374.
 - 27 2. EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan
28 would result in significant and unavoidable impacts to wildlife/vegetation (due to the

1 expansive loss of agricultural field habitat), climate and air quality (due to short term
2 particulate emissions during construction and cumulative emissions that would exceed
3 the threshold of significance), noise (due to regional traffic increases), and agriculture
4 (due to development on Class I and II Prime soils). As demonstrated in the attached
5 Environmental Assessment No. 42681 and its associated analysis, there are no
6 components of the project that would result in new or increased impacts to
7 wildlife/vegetation, climate and air quality, noise or agriculture. The project reduces
8 the total number of residential dwelling units from 4,870 to 4,720 (a net reduction of
9 150 dwelling units) resulting in a reduction in environmental impacts as compared to
10 what was evaluated and disclosed by EIR No. 374.

- 11 3. The project does not identify any operational or construction characteristics that are
12 significantly different than those identified within EIR No. 374.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 6 to Specific
14 Plan No. 286 is consistent with the intent design and mitigation approved for Specific Plan No. 286 and is
15 consistent with the Riverside County General Plan.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the
17 Addendum on the basis of which the Board of Supervisors finds that no further environmental
18 documentation is required because only minor changes or additions are necessary but none of the
19 conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent
20 EIR have occurred.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
22 **CONSIDERED** the Addendum with EIR No. 374 in evaluating Specific Plan No. 286, Amendment No. 6
23 and the related cases referenced above that the Addendum to EIR No. 374 is an accurate and objective
24 statement that complies with CEQA and reflects the County's independent judgment and that EIR No.
25 374 and the Addendum are incorporated herein by this reference.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 286
27 Amendment No. 6, on file with the Clerk of the Board, including the final conditions of approval and
28

1 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
2 shown in the Specific Plan, and said real property shall be developed substantially in accordance with the
3 Specific Plan as amended unless the Specific Plan is repealed or further amended by the Board.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 286
5 Amendment No. 6 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
6 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
7 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
8 property described and shown in the Specific Plan, as amended, unless such applications are substantially
9 in accordance therewith.

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

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

4 D. The minimum average width of that portion of a lot to be used as a building site
5 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
6 portion of a lot used for access on flag lots shall have a minimum width of twenty
7 feet (20').

8 E. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on
9 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') and
10 flag lots may have a minimum frontage of twenty feet (20').

11 F. Side yards on interior and through lots shall be not less than five feet (5') in width.

12 G. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
13 from the existing street line or from any future street line as shown on any
14 Specific Plan of Highways, whichever is nearer the proposed structure, upon
15 which the main building sides, except where the lot is less than fifty feet (50')
16 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

17 H. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
18 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
19 shall not be less than twenty feet (20').

20 I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
21 of two feet (2'). No other structural encroachments shall be permitted in the front,
22 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

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

27 b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

1 d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38
2 and 44.

3 (1) The uses permitted in Planning Areas Planning Areas 5A, 5B, 7, 10B, 12A, 13A,
4 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
6 permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the
7 permitted uses identified under Section 6.1.a shall also include public parks and public
8 playgrounds.

9 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A 13B,
10 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as
11 those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
12 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and
13 replaced by the following:

14 A. The rear yard shall be not less than twenty feet (20').

15 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
16 of two (2) feet. No other structural encroachments shall be permitted in the front,
17 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

20 e. Planning Areas 8 and 40.

21 (1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be
22 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that
23 the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted. In
24 addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses,
25 trailer and boat storage, recreational vehicle storage, and vehicle storage.

26 (2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286
27 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

3 f. Planning Area 9.

4 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 286 shall be
7 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

10 g. Planning Areas 10A, 11, 19, 31, 39 and 42.

11 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan
12 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance
13 No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be
14 permitted.

15 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of
16 Specific Plan No. 286 shall be the same as those permitted in Article VI, Section 6.2 of
17 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
18 c., d. and e. (2), (3) and (4) shall be deleted and replaced by the following:

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

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

26 C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on
27 knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') and
28

1 except that "flag" lots may have a minimum frontage of twenty feet (20'). Lot
2 frontage along curvilinear streets may be measured at the building setback in
3 accordance with zone development standards.

4 D. Side yards on interior and through lots shall be not less than five feet (5') in width.
5 Side yards on corner and reversed corner lots shall be not less than ten feet (10')
6 from the existing street line or from any future street line as shown on any
7 Specific Plan of Highways, whichever is nearer the proposed structure, upon
8 which the main building sides, except where the lot is less than fifty feet (50')
9 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

10 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
11 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
12 shall not be less than twenty feet (20').

13 F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
14 of two feet (2'). No other structural encroachments shall be permitted in the front,
15 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

16 In addition, the following standard shall also apply:

17 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

18 (3) Except as provided above, all other zoning requirements shall be the same as
19 those requirements identified in Article VI of Ordinance 348.

20 h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

21 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific
22 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
23 Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), and (6); and
24 b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.
25 shall include public parks and trails.

26 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of
27 Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, Section
28

1 8.101 of Ordinance No. 348.

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

4 i. Planning Areas 15, 26B and 46.

5 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286
6 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In
7 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

8 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan
9 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
10 No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4)
11 shall be deleted and replaced by the following:

12 A. The rear yard shall be not less than twenty feet (20').

13 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
14 of two feet (2'). No other structural encroachments shall be permitted in the front,
15 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

18 j. Planning Area 18.

19 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the
20 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
21 uses permitted pursuant to Sections 9.50.a.(11), (23), (30), (32), (52) and (64); and b.(5) and (7)
22 shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also
23 include single-family dwellings, multiple family dwellings, congregate care residential facilities,
24 public and private recreation areas, and paseos/trails.

25 (2) The developments standards for commercial uses within Planning Area 18 of
26 Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53
27 of Ordinance No. 348.

- 1 F. The maximum ratio of floor area to lot area shall not be greater than two to one
2 (2:1), not including basement floor area.
- 3 G. All buildings and structures shall not exceed fifty feet (50') in height, unless a
4 height up to seventy-five feet (75') is specifically permitted under the provisions
5 of Section 18.34 of Ordinance No. 348.
- 6 H. Automobile storage space shall be provided as required by Section 18.12 of
7 Ordinance No. 348.
- 8 I. Interior side yards may be reduced to accommodate zero lot line or common wall
9 situations, except that, in no case shall the reduction in side yard areas reduce the
10 required separation between detached structures.
- 11 J. Setback areas may be used for driveways, parking and landscaping.
- 12 K. A minimum of fifteen percent (15%) of the site proposed for development shall
13 be landscaped and irrigated.
- 14 L. Trash collection areas shall be screened by landscaping or architectural features in
15 such a manner as not to be visible from a public street or from any adjacent
16 residential area.
- 17 M. Outside storage areas are prohibited.
- 18 N. Utilities shall be installed underground except that electrical lines rated at 33kV or
19 greater may be installed above ground.
- 20 O. All lighting fixtures, including spot lights, electrical reflectors and other means of
21 illumination for signs, structures, landscaping, parking, loading, unloading and
22 similar areas, shall be focused, directed and arranged to prevent glare to direct
23 illumination on residential uses.

24 (4) Except as provided above, all other zoning requirement shall be the same as those
25 requirements identified in Article IXb of Ordinance No. 348.

26 k. Planning Areas 28 and 30.

- 27 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be
28

1 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
2 uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

3 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No.
4 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2)
6 and (3) shall be deleted and replaced by the following:

7 A. Lot area shall be not less than twenty thousand (20,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of a lot to be used as a building site
11 shall be one hundred feet (100') with a minimum average depth of one hundred
12 fifty feet (150'). That portion of a lot used for access on flag lots shall have a
13 minimum width of twenty feet (20').

14 C. The side yard shall not be less than ten feet (10').

15 D. The rear yard shall not be less than fifty feet (50').

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

18 I. Planning Area 29.

19 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
21 permitted pursuant to Section 6.1.b.(1), (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The minimum
27 lot area shall be determined by excluding that portion of a lot that is used solely

1 for access to the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building site
3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').

4 C. The minimum frontage of a lot shall be forty feet (40').

5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.

6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
7 from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides, except where the lot is less than fifty feet (50')
10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
13 shall not be less than twenty feet (20').

14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
15 of two feet (2'). No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance 348.

21 m. Planning Area 36.

22 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the
23 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the
24 uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted.

25 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall
26 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

2 n. Planning Area 41.

3 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the
4 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

5 (2) The development standards for Planning Area 41 of Specific Plan No. 286 shall
6 be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

7 (3) The residential uses within Planning Area 9 of Specific Plan No. 286 shall comply
8 with the development standards also be subject to the standards for Planned Residential
9 Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that the standards
10 set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:

11 A. Not less than 20 percent (20%) of a project area shall be used for open area or
12 recreational facilities, or a combination thereof. The height of buildings shall not
13 exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').

14 B. Building setbacks from a project's interior streets and boundary lines shall be eight
15 feet (8'). The minimum building setback from interior drives shall be five feet (5').

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

18 o. Planning Area 43.

19 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
21 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than four (4) gross acres. The minimum lot area shall be
27 determined by excluding that portion of a lot that is used solely for access to the

1 portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building site
3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').

4 C. The minimum frontage of a lot shall be forty feet (40').

5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.

6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
7 from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides, except where the lot is less than fifty feet (50')
10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
13 shall not be less than twenty feet (20').

14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
15 of two feet (2'). No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance 348.

21 p. Planning Areas 47, 49, 50 and 51.

22 (1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286
23 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
24 that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

25 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan
26 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
27 No. 348, except that the development standards set forth in Article VI, Section 6.2.c., and e.(3)

1 and (4) shall be deleted and replaced by the following:

2 A. The minimum average width of that portion of a lot to be used as a building site
3 shall be sixty feet (60') with a minimum average depth of one hundred feet (100').
4 However, for areas immediately adjacent to low density residential as shown on
5 Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion
6 of the lot to be used as a building site shall be one hundred feet (100') with a
7 minimum average depth of one hundred fifty feet (150'). That portion of a lot
8 used for access on "flag" lots shall have minimum width of twenty feet (20').

9 B. The rear yard shall be not less than twenty feet (20'). However, for areas
10 immediately adjacent to low-density residential as shown on Figure 4-10 of
11 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

12 C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
13 of two feet (2'). No other structural encroachments shall be permitted in the front,
14 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VI of Ordinance 348.

17 q. Planning Area 48.

18 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the
19 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
20 uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44),
21 (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13),
22 (17), and (18) shall not be permitted.

23 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall
24 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

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

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

By _____
Chairman

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By _____
Deputy

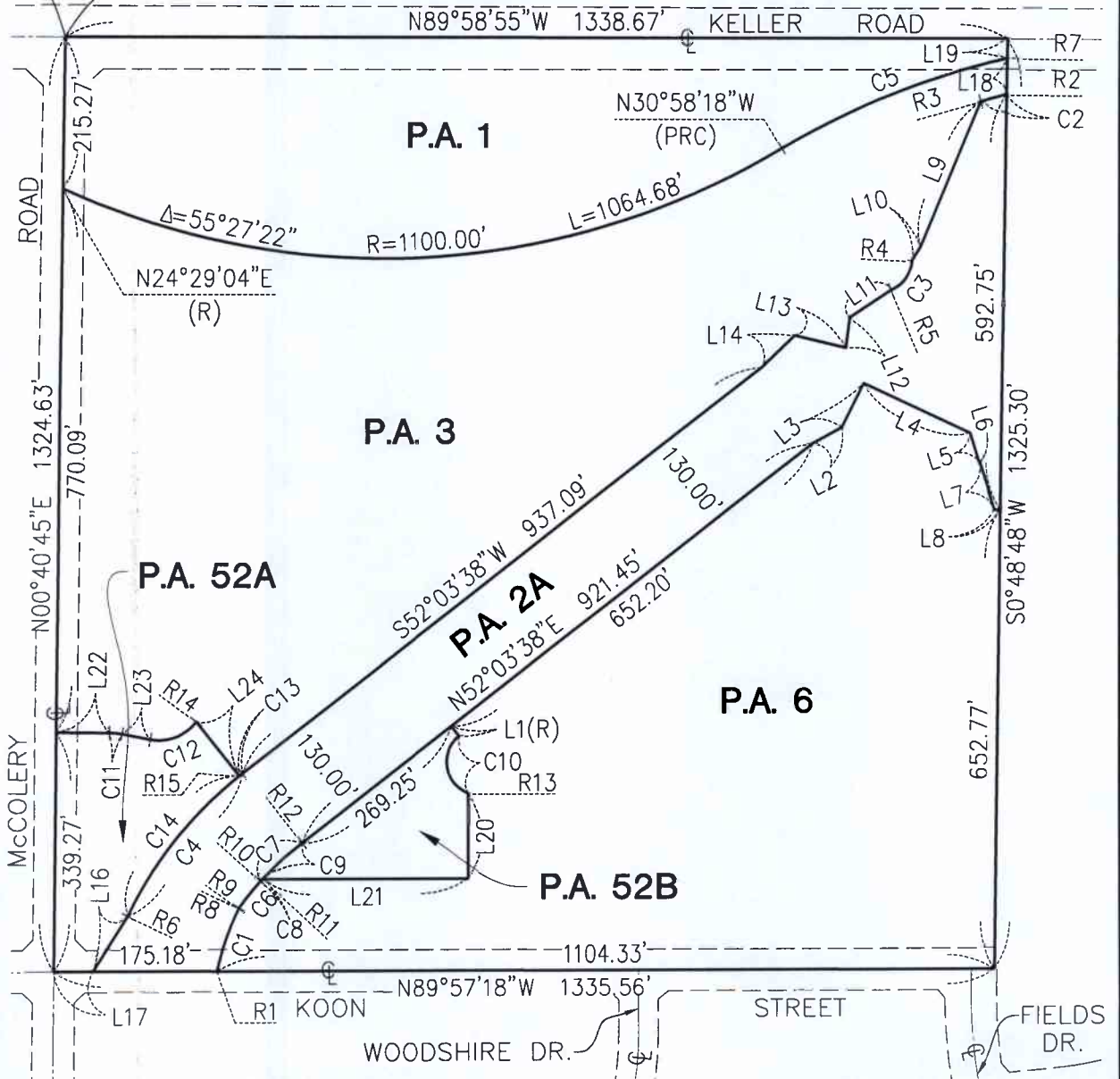
(SEAL)

APPROVED AS TO FORM
May 19, 2015

By 
MICHELLE CLACK
Deputy County Counsel

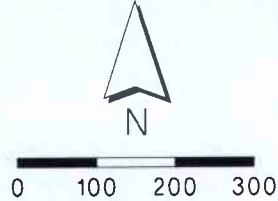
T.6S. R.2W.
 1/4 $\frac{S21}{S28}$

RANCHO CALIFORNIA AREA
 SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.



SP ZONE SPECIFIC PLAN
 (SP00286A6)

MAP NO. 2.2375
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07823
 ADOPTED BY ORDINANCE NO. 348.4805
 (DATE)



RANCHO CALIFORNIA AREA
SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°05'07"W(R)	17.77'
L2	N61°20'50"E	47.07'
L3	N26°08'00"E	70.00'
L4	S64°36'08"E	166.19'
L5	S17°12'18"E	45.00'
L6	N72°47'42"E	1.00'
L7	S17°12'18"E	69.96'
L8	S89°11'12"E	8.40'
L9	S22°16'04"W	225.05'
L10	S31°45'39"W	22.16'
L11	S56°04'38"W	70.69'
L12	S07°03'38"W	43.33'
L13	N76°06'10"W	74.08'
L14	S45°52'01"W	65.34'
L15	S52°03'38"W	153.53'
L16	S32°26'18"W	91.98'
L17	N89°57'18"W	56.05'
L18	S00°48'48"W	51.56'
L19	N00°48'48"E	28.22'
L20	N00°02'42"E	120.87'
L21	S89°57'18"E	292.42'
L22	S89°19'15"E	75.46'
L23	S79°01'28"E	40.99'
L24	S37°56'22"E	98.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°46'17"	421.42'	93.93'
C2	02°06'54"	1050.00'	38.76'
C3	64°08'53"	48.00'	53.74'
C4	26°29'41"	565.00'	261.27'
C5	17°59'01"	1100.00'	345.26'
C6	06°30'45"	433.74'	49.30'
C7	10°28'06"	439.34'	80.27'
C8	00°34'30"	439.34'	4.41'
C9	09°53'36"	439.34'	75.86'
C10	119°34'44"	48.00'	100.18'
C11	10°17'48"	100.00'	17.97'
C12	63°58'11"	66.00'	73.69'
C13	00°32'45"	565.00'	5.38'
C14	25°56'56"	565.00'	255.89'

RADIAL TABLE		
LINE	RADIAL BEARING	RADIUS
R1	N77°02'04"W(R)	421.42'
R2	N13°39'33"W(R)	1050.00'
R3	N15°46'27"W(R)	1050.00'
R4	S87°01'10"E(R)	48.00'
R5	S22°52'17"E(R)	48.00'
R6	N64°26'03"W(R)	565.00'
R7	N12°59'17"W(R)	1100.00'
R8	N64°15'47"W(R)	421.42'
R9	N54°11'43"W(R)	433.74'
R10	N47°40'58"W(PCC)	433.74' / 439.34'
R11	N47°06'28"W(R)	439.34'
R12	N37°12'52"W(R)	439.34'
R13	S21°20'09"W(R)	48.00'
R14	S52°59'39"E(R)	66.00'
R15	N38°29'07"W(R)	565.00'

SP ZONE SPECIFIC PLAN
 (SP00286A6)

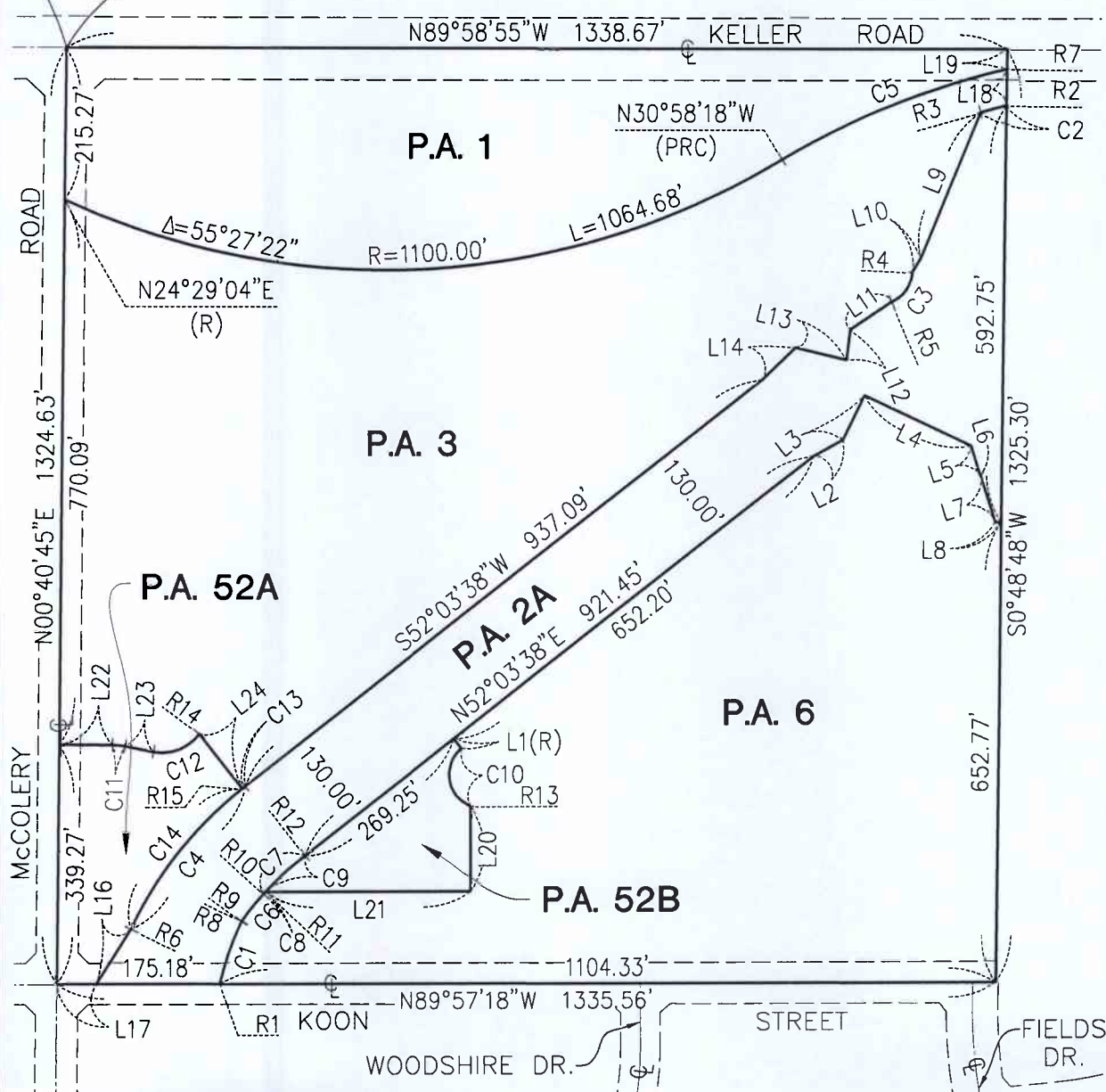
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 (DATE)

RIVERSIDE COUNTY BOARD OF SUPERVISORS
 ASSESSORS PARCEL NO. 476-010-027 & 028

SHEET 2 OF 2

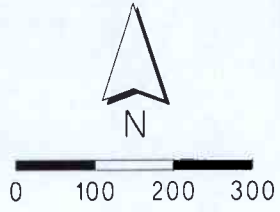
RANCHO CALIFORNIA AREA
SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.

T.6S. R.2W.
1/4 $\frac{S21}{S28}$



SP ZONE SPECIFIC PLAN
(SP00286A6)

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MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07823
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(DATE)



RANCHO CALIFORNIA AREA
SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°05'07"W(R)	17.77'
L2	N61°20'50"E	47.07'
L3	N26°08'00"E	70.00'
L4	S64°36'08"E	166.19'
L5	S17°12'18"E	45.00'
L6	N72°47'42"E	1.00'
L7	S17°12'18"E	69.96'
L8	S89°11'12"E	8.40'
L9	S22°16'04"W	225.05'
L10	S31°45'39"W	22.16'
L11	S56°04'38"W	70.69'
L12	S07°03'38"W	43.33'
L13	N76°06'10"W	74.08'
L14	S45°52'01"W	65.34'
L15	S52°03'38"W	153.53'
L16	S32°26'18"W	91.98'
L17	N89°57'18"W	56.05'
L18	S00°48'48"W	51.56'
L19	N00°48'48"E	28.22'
L20	N00°02'42"E	120.87'
L21	S89°57'18"E	292.42'
L22	S89°19'15"E	75.46'
L23	S79°01'28"E	40.99'
L24	S37°56'22"E	98.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°46'17"	421.42'	93.93'
C2	02°06'54"	1050.00'	38.76'
C3	64°08'53"	48.00'	53.74'
C4	26°29'41"	565.00'	261.27'
C5	17°59'01"	1100.00'	345.26'
C6	06°30'45"	433.74'	49.30'
C7	10°28'06"	439.34'	80.27'
C8	00°34'30"	439.34'	4.41'
C9	09°53'36"	439.34'	75.86'
C10	119°34'44"	48.00'	100.18'
C11	10°17'48"	100.00'	17.97'
C12	63°58'11"	66.00'	73.69'
C13	00°32'45"	565.00'	5.38'
C14	25°56'56"	565.00'	255.89'

RADIAL TABLE		
LINE	RADIAL BEARING	RADIUS
R1	N77°02'04"W(R)	421.42'
R2	N13°39'33"W(R)	1050.00'
R3	N15°46'27"W(R)	1050.00'
R4	S87°01'10"E(R)	48.00'
R5	S22°52'17"E(R)	48.00'
R6	N64°26'03"W(R)	565.00'
R7	N12°59'17"W(R)	1100.00'
R8	N64°15'47"W(R)	421.42'
R9	N54°11'43"W(R)	433.74'
R10	N47°40'58"W(PCC)	433.74' / 439.34'
R11	N47°06'28"W(R)	439.34'
R12	N37°12'52"W(R)	439.34'
R13	S21°20'09"W(R)	48.00'
R14	S52°59'39"E(R)	66.00'
R15	N38°29'07"W(R)	565.00'

SP ZONE SPECIFIC PLAN
 (SP00286A6)

MAP NO. 2.2375
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07823
 ADOPTED BY ORDINANCE NO. 348.4805
 (DATE)



**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

I. AGENDA ITEM 4.9

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, AND TENTATIVE TRACT MAP NO. 36722 – Consider an Addendum to Certified EIR – Applicant: French Valley Acres, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 [Winchester 1800]).

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Spoke in favor of the proposed project:

- Eric Scheck, Applicant, Van Daele Development, 2900 Adams St. C-25, Riverside (951) 354-2121

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

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.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Leach recused herself)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-008; and,

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 374**; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6; and,


TENTATIVELY APPROVE CHANGE OF ZONE NO. 7823; and,

APPROVE TENTATIVE TRACT MAP NO. 36722.

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

Agenda Item No.: 4 - 9
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Damaris Abraham
Planning Commission: April 15, 2015

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Applicant: French Valley Acres, LLC
Engineer/Representative: Hunsaker &
Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection. As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:

- Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.
- Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62 "Medium-High Density" residential dwelling units, resulting in a target density of 5.2 du/ac.
- Proposed Planning Area 52A is proposed for "Open Space/Drainage" land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for "Open Space – Conservation/Drainage" land uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into the following arrangement of Planning Areas:

- Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the "Medium-Low Density Residential" land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site (which is proposed to be eliminated as part of SP 286A6) within Planning Area 6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Planning Commission Staff Report: April 15, 2015
Page 2 of 9

- Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 "Medium-High Density Residential" dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.
- Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 "Medium Density Residential" dwelling units at a target density of 4.0 du/ac.
- Proposed Planning Area 52B would comprise 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for "Open Space/Drainage."

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

CHANGE OF ZONE NO. 7823 proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B that reflect the refinements proposed as part of SP 286A6.

TENTATIVE TRACT MAP NO. 36722 is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"-"J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street.

BACKGROUND:

The Winchester 1800 Specific Plan (Specific Plan No. 286) with Certified Environmental Impact Report (EIR) No. 374 was adopted by the Riverside County Board of Supervisors on April 29, 1997. There have been five major amendments to the Specific Plan that reduced the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of "A" Street and Washington Road; a ten-acre school site has been added to the southwest of the intersection of "A" Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Although only

4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

Parks

Planning Area 3 was previously designated as a 5-Acre park site. The applicant has researched the amount of park area relative to the immediate area of the proposed project. The current amount of park area designated in SP 286 exceeds the required minimum of 5 acre per 1,000 population. Not including the 5 Acres of Planning Area 3, the existing park area is closer to 6.5 acres per 1,000 population on active parks (without including the existing conservation park areas which have active uses). There are 30.1 acres of active park plus an additional 31 acres of conservation/park. The adjacent area surrounding the project site is planned a total of 852 homes of which there is an existing 5 acre park (Planning area 12B). This project proposes to provide several points of linkage to the open space areas via the walking paths along the proposed open space conservation channel. This includes linking the cul-de-sacs in the community to the conservation channel for multiple points of access.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Very High Density Residential (VHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan of SP 286; Highway 79 Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Mineral (OS-MIN) and Rural: Rural Residential (R:RR) to the north; Community Development: Medium Density Residential (CD:MDR) and Community Development: Low Density Residential (CD: LDR) to the east; Community Development: Medium Density Residential (CD:MDR) and Open Space-Conservation (OS-C) to the south; and Open Space-Conservation (OS-C) and Community Development: Medium Density Residential (CD:MDR) and Community Development: Commercial Retail (CD:CR) to the west.
3. Proposed/Existing Zoning (Ex. #2): Specific Plan No. 286 (Winchester 1800)
4. Surrounding Zoning (Ex. #2): Specific Plan Zone (SP Zone) to the north, west, and south; SP Zone and One-Family Dwellings (R-1) to the east
5. Existing Land Use (Ex. #1): Vacant and Single family residences
6. Surrounding Land Use (Ex. #1): Agricultural lands and rural residential uses to the

north, residential, recreation, and open space/drainage to the south, agricultural support uses and fallow lands to the east, and greenhouses and dryland farming to the west.

7. Project Data:

Total Acreage: 105.5 for SP 286A6 and 40.6 for TR36722

8. Environmental Concerns:

See attached Addendum to EIR No. 374

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-008 recommending adoption of Specific Plan No. 286, Amendment No. 6 to the Board of Supervisors; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 374**, based on the findings and conclusions in Environmental Assessment No. 42681; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7823, to revise the Specific Plan zoning ordinance and to formalize the planning area boundaries for Planning Areas 1, 2A, 3, 6, 52A and 52B, based upon the findings and conclusions incorporated in the staff report, and, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36722, 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 Addendum to EIR No. 374, which is incorporated herein by reference.

1. The Specific Plan Amendment is proposing to modify the Land Use Designations of the project site from Very High Density Residential (VHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as is currently reflected on the Specific Plan Land Use Plan of SP 286 to Medium High Density Residential (MHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan of SP 286, Amendment No. 6 (SP 286A6).
2. The proposed project is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The proposed project would have no potential to conflict with Policy SWAP 9.1, as this policy merely provides direction to County staff and decision-makers for the construction of transportation-related facilities and for the coordination with other local jurisdictions in the funding and construction of transportation infrastructure.

With respect to Policy SWAP 9.2, SP 286 currently allows for 493 dwelling units and a 10-acre school site within the area of the proposed map. With approval of the project, a maximum of 349 dwelling units would be allocated to the project site, and the previously-proposed 10-acre school site would be eliminated. The project's proposed reduction in residential intensity alone would result in a decrease in traffic from the site by 29% less than the trips projected from the General Plan traffic model, which assumed build out in accordance with the approved SP 286. Accordingly, because the project would result in a net reduction of traffic that exceeds 9%, the project would be consistent with Policy SWAP 9.2.

3. The project site is surrounded by properties which are designated Open Space: Mineral (OS-MIN) and Rural: Rural Residential (R:RR) to the north; Community Development: Medium Density Residential (CD:MDR) and Community Development: Low Density Residential (CD: LDR) to the east; Community Development: Medium Density Residential (CD:MDR) and Open Space-Conservation (OS-C) to the south; and Open Space-Conservation (OS-C) and Community Development: Medium Density Residential (CD:MDR) and Community Development: Commercial Retail (CD:CR) to the west.
4. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with the requirements for a Schedule "A" subdivision and consistent with all other provisions of Ordinance No. 460, specifically the minimum lot size is 5,000 square feet, there are more than 5 parcels, the streets are providing base and grade type improvements and water and sewer are provided for locally.
5. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant will provide written assurances from the owners of the properties underlying the off-site

improvement. The Flood Control District has conditioned the project that prior to map recordation (50.FLOOD RI. 4 and 50.FLOOD RI.5) that written agreement be provided for the Flood Control District for review and approval. In the event the above referenced property owners or their successor(s)-in-interest do not provide to the Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

6. The existing zoning for the site is Specific Plan (Winchester 1800) and will remain a Specific Plan. The project is proposing modifications to the existing zoning ordinance to accommodate a lower density residential proposed in SP 286A6.
7. The project site is surrounded by properties which are zoned Specific Plan Zone (SP Zone) to the north, west, and south; SP Zone and One-Family Dwellings (R-1) to the east.
8. The project is surrounded by properties which are agricultural lands and rural residential uses to the north, residential, recreation, and open space/drainage to the south, agricultural support uses and fallow lands to the east, and greenhouses and dryland farming to the west.
9. This project is located within Criteria cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan. In addition, the project also encroaches slightly into cells 5275, 5173, and 5169. The project site was previously approved for full development through the County's Habitat Acquisition Negotiation Strategy (HANS 607) and Joint Project Review (JPR) 04 10 22 16 on April 19, 2005, and a large majority of off-site impacts were approved for development through HANS 429 and JPR 05 03 29 03 on June 30, 2005.
10. This land division is not located within a high fire area.
11. As defined in CEQA Guidelines Section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

As provided in the attached Environmental Assessment (EA) No. 42681, the proposed project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) No. 374 and none of the conditions described in CEQA Guidelines Section 15162 exist. The proposed project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which require major revisions to EIR No. 374, no considerably different mitigation measures have been identified based on the following:

- a) The project proposes an amendment to the Winchester 1800 Specific Plan, a Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, there would be no new environmental effects or a

substantial increase in the severity of previously identified significant effects as a result of the proposed project. Thus, the proposed project would not require major revisions to the previously-certified EIR No. 374.

- b) EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan would result in significant and unavoidable impacts to wildlife/vegetation (due to the expansive loss of agricultural field habitat), climate and air quality (due to short term particulate emissions during construction and cumulative emissions that would exceed the threshold of significance), noise (due to regional traffic increases), and agriculture (due to development on Class I and II Prime soils). In addition, EIR No. 374 concluded that the project would be growth-inducing. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses, there are no components of the proposed project that would result in new or increased impacts to wildlife/vegetation, climate and air quality, noise or agriculture. This project is proposing an amendment to the Winchester 1800 Specific Plan, a Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, the proposed project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in the EIR No. 374.
- c) Subsequent to the certification of EIR No. 374, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 374 was prepared.
- d) The project's discretionary actions, which include a Specific Plan Amendment, Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, the project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 374.
- e) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 374 was certified and that would substantially reduce impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- f) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 374 have been identified to reduce the significant unavoidable impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- g) Technical reports that evaluate the proposed project were prepared for the subject areas of air quality, biological resources, cultural resources, geology, greenhouse gas emissions,

hydrology/water quality, hazards, traffic, and noise. These technical reports, as set forth in the EA for the addendum, do not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 374.

CONCLUSIONS:

1. The amendment to the Winchester 1800 Specific Plan (SP 286A6) is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The project is consistent with the provisions of CEQA as demonstrated through the attached addendum to previously certified EIR No. 374 and is consistent with section 15162 of the State CEQA Guidelines.

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 fault zone;
 - b. A high fire area; or,
 - c. An airport influence area.
3. The project site is located within:
 - a. The City of Temecula sphere of influence;
 - b. The boundaries of the Hemet Unified School District;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. A low to moderate liquefaction potential area.
4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-027, -028, -036; 476-330-001 through -015; 476-331-001 through -008; 476-332-001 through -005; 476-322-001 through -019; 476-083-001 through -006; 476-320-001 through -005; 476-321-001 through -013; 476-323-001 through -037.

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Planning Commission Staff Report: April 15, 2015
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Date Prepared: 03/06/15

Date Revised: 04/02/15

RESOLUTION No. 2015-008
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 286, AMENDMENT NO. 6

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 15, 2015, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

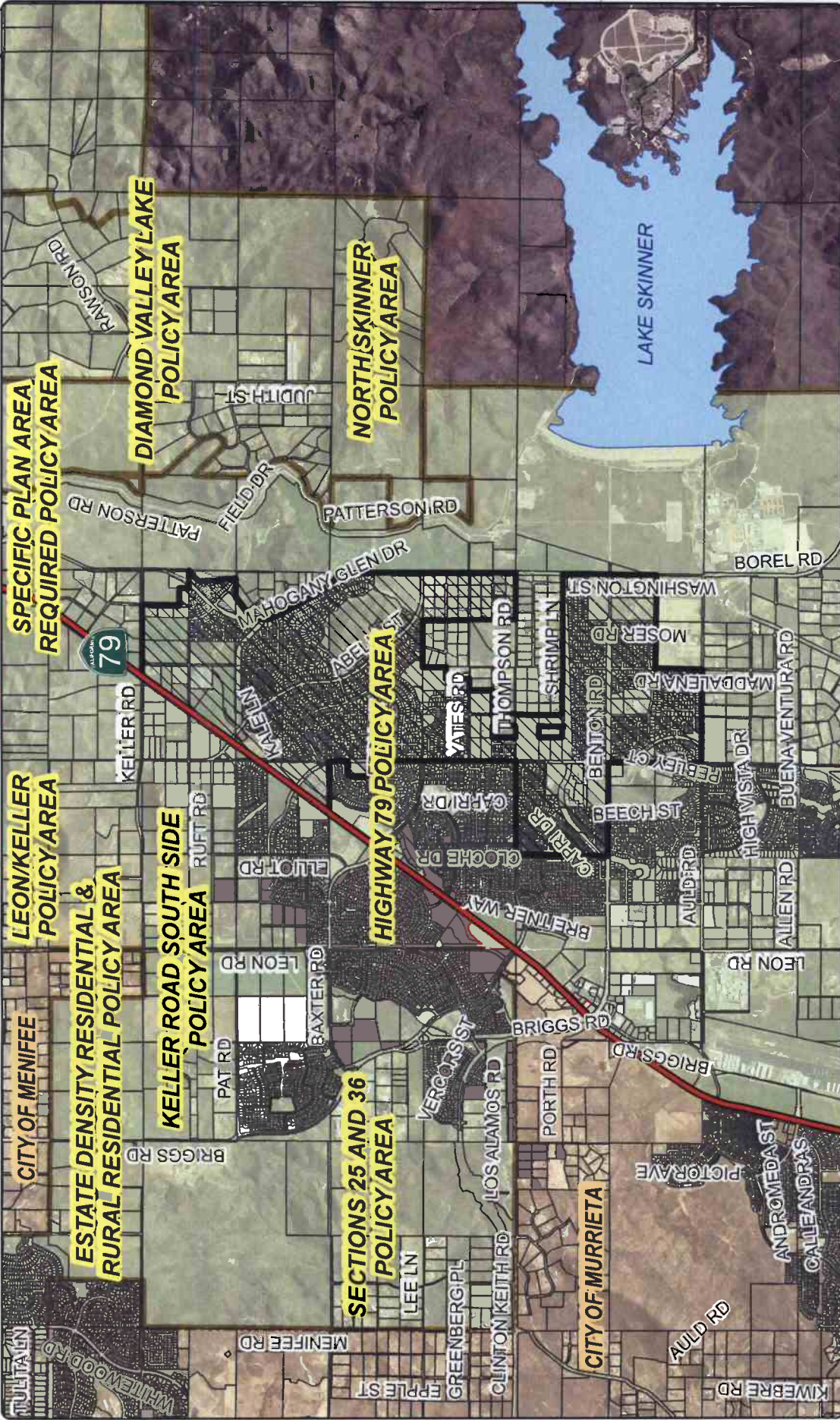
ADOPTION of the environmental document, Addendum to previously certified FEIR No. 374; and,

TENTATIVE APPROVAL of Specific Plan No. 286, Amendment No. 6.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07823 SP00286A6 TR36722
VICINITY/POLICY AREAS**

Supervisor Washington
District 3

Date Drawn: 03/20/2015
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



REVISIONS: On October 7, 2013, the County of Riverside adopted a new General Plan (providing for land use designations for unincorporated Riverside County parcels). The new General Plan may contain different types of land use than is provided for in the current General Plan. The County of Riverside is not responsible for determining the current status of any parcel in Riverside or (951)955-1200 (Western County) or in Palmdale at (760)966-5437 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

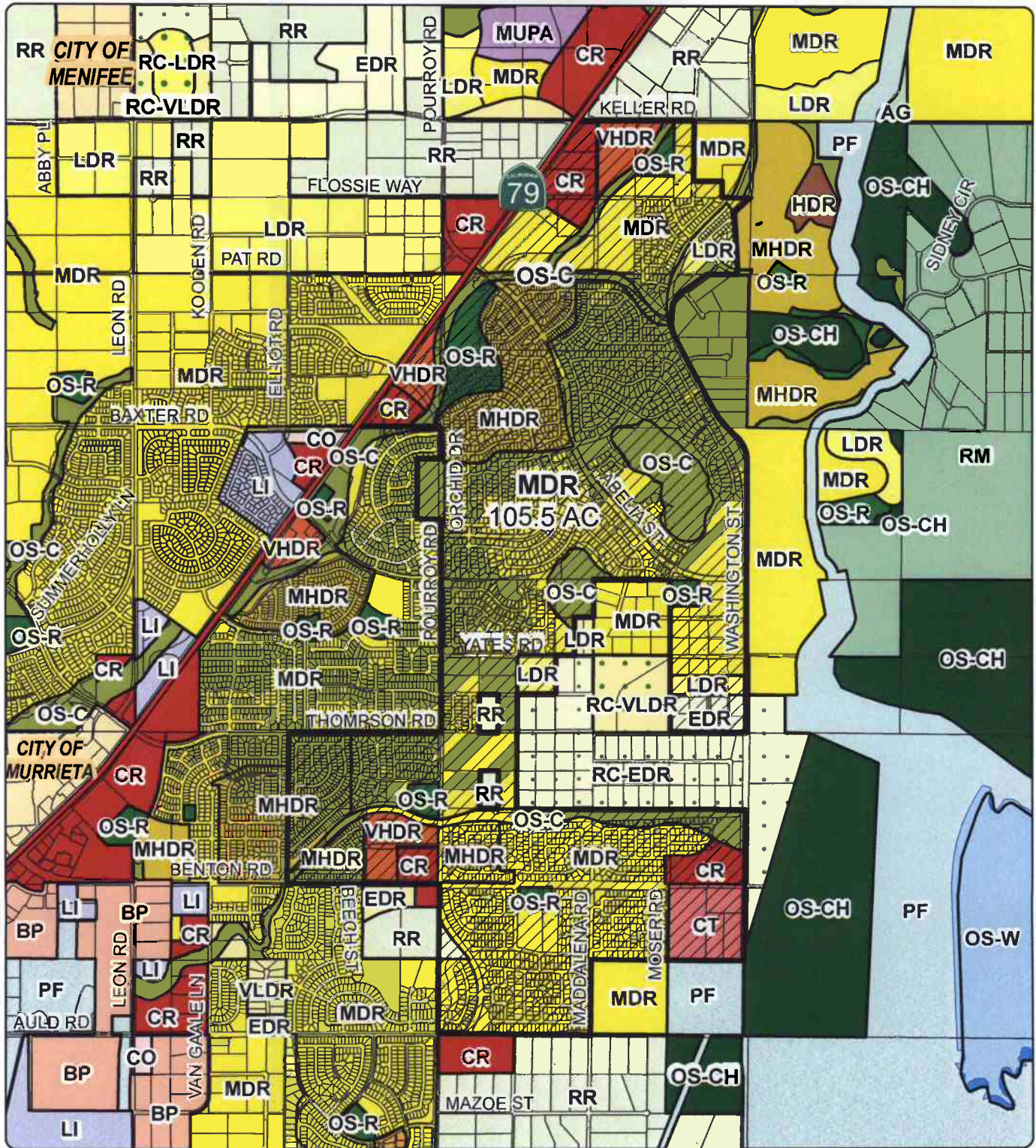
CZ07823 SP00286A6 TR36722

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 03/20/2015

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

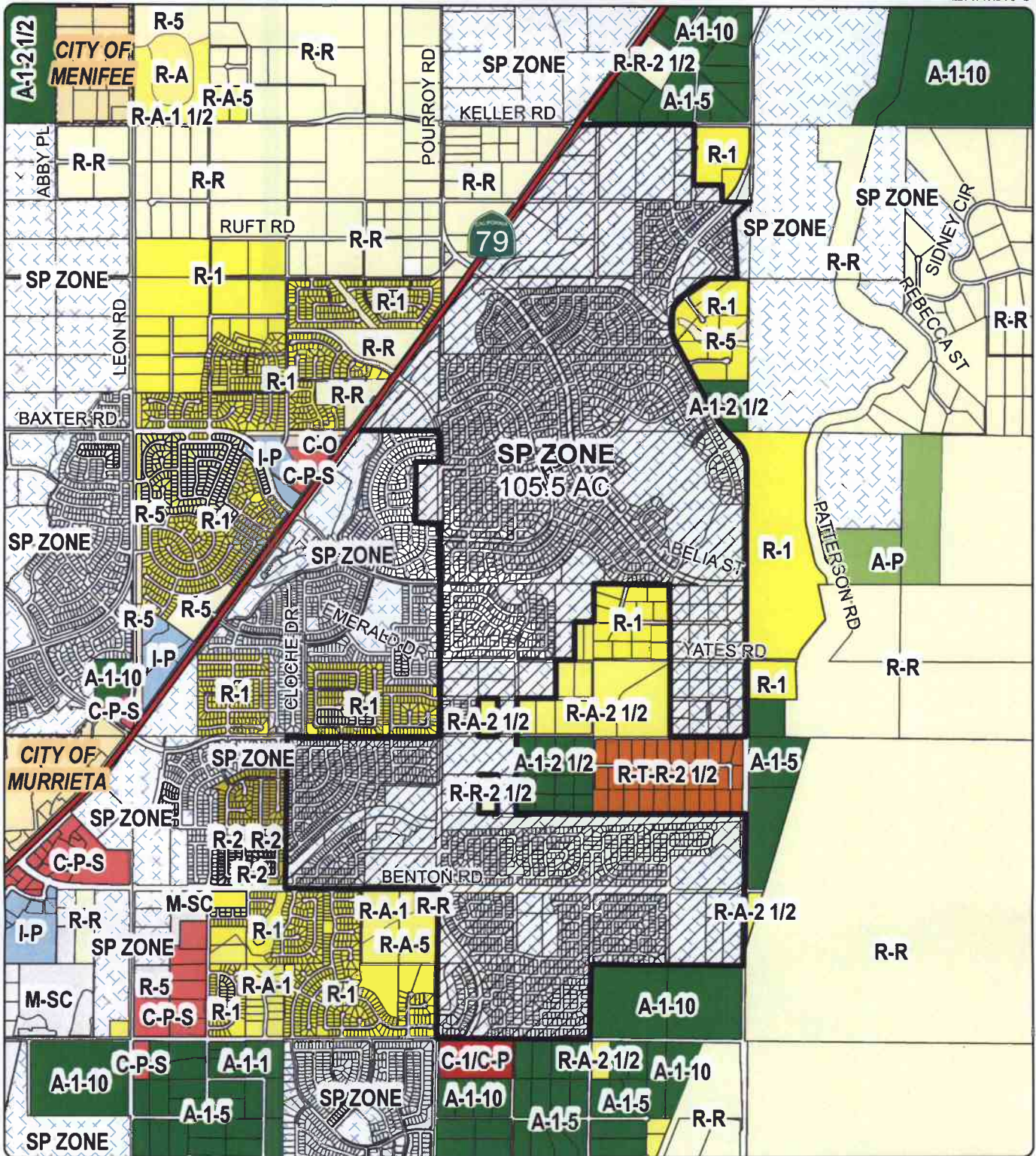
CZ07823 SP00286A6 TR36722

Supervisor Washington
District 3

Date Drawn: 03/20/2015

Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

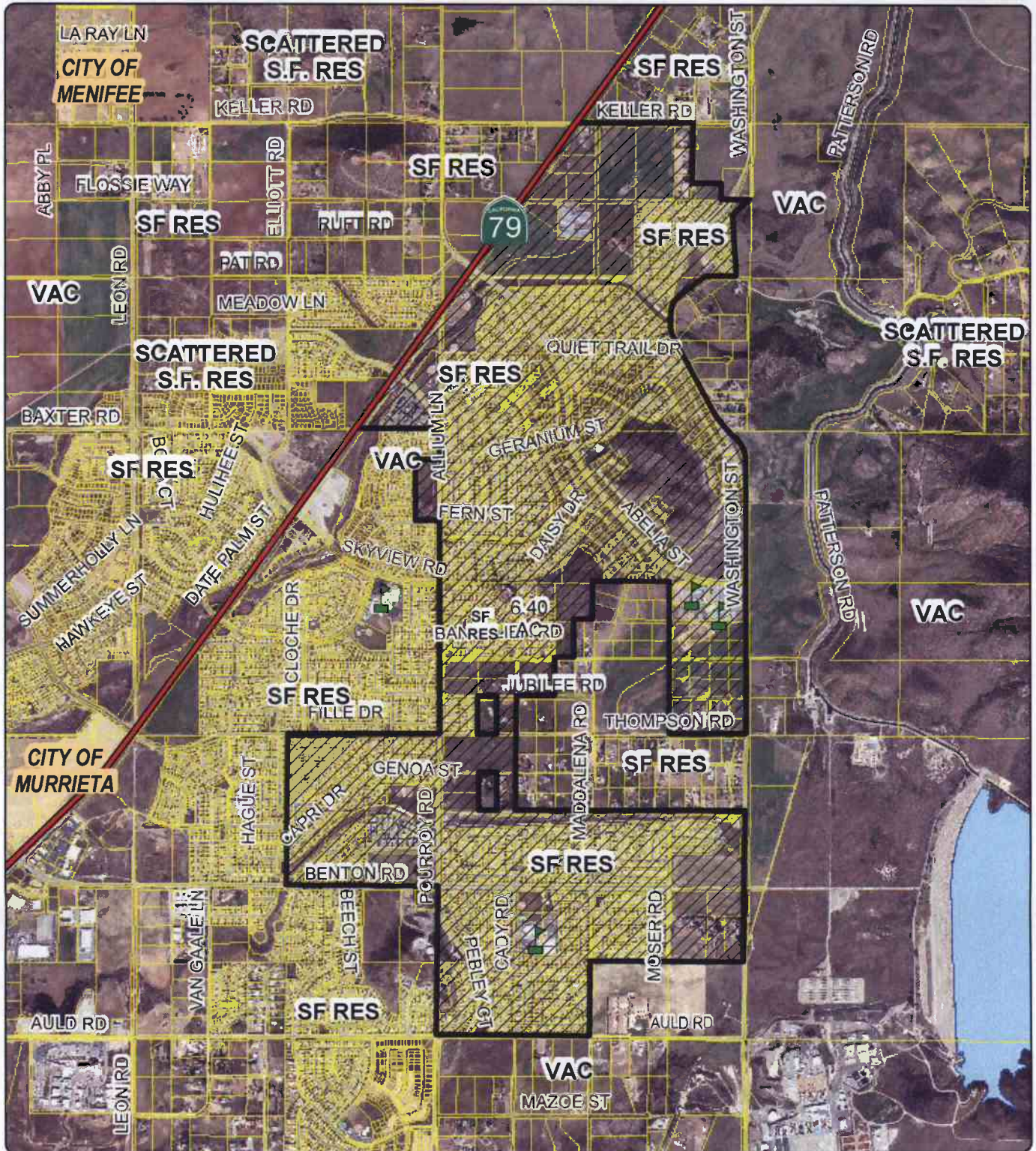
CZ07823 SP00286A6 TR36722

Supervisor Washington
District 3

Date Drawn: 03/20/2015

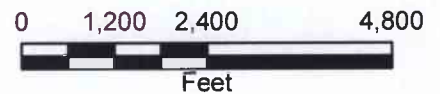
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen

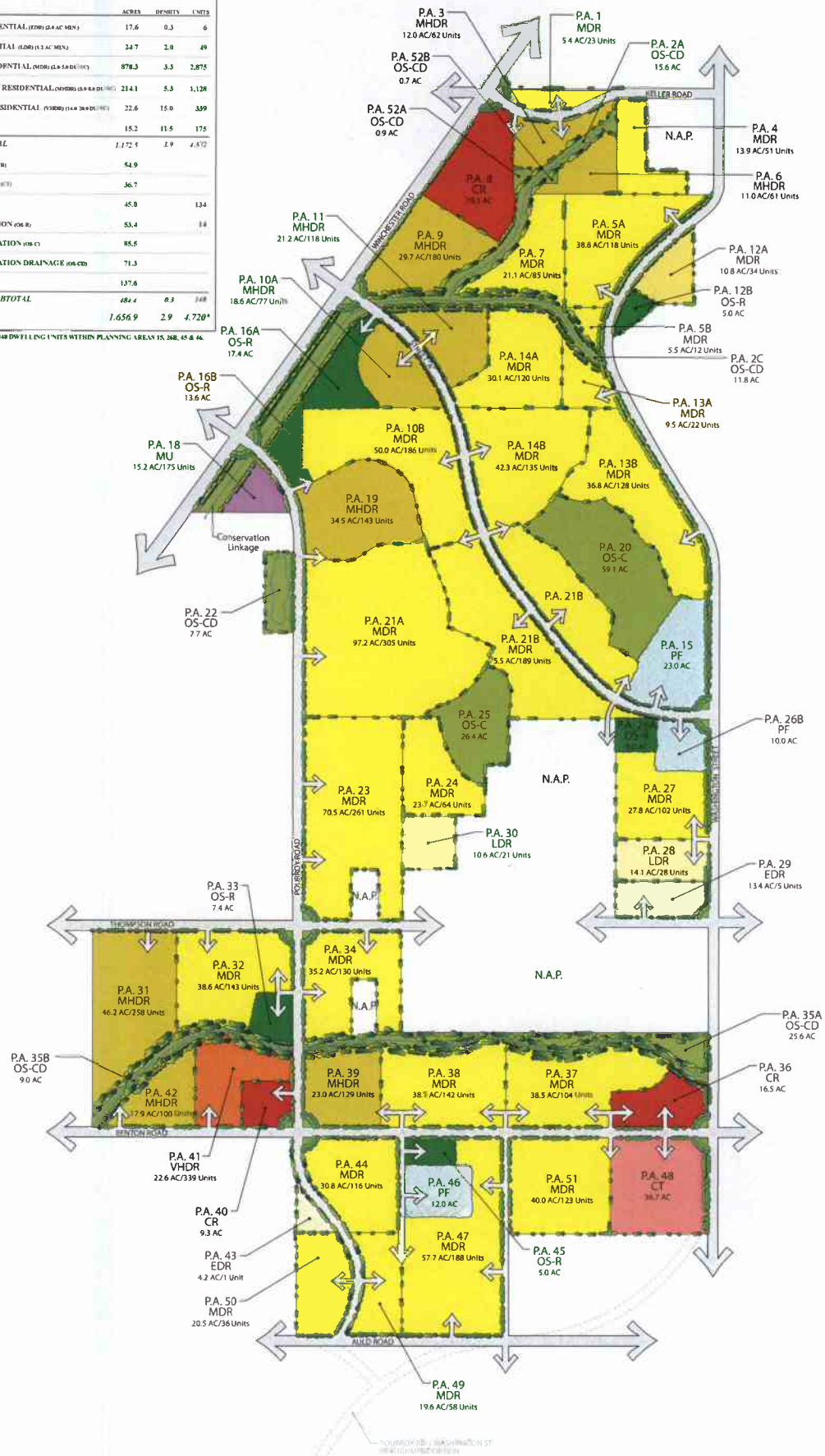


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STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	ACRES	DENSITY	UNITS
ESTATE DENSITY RESIDENTIAL (EDR) (2.0 AC/UNIT)	17.6	0.3	6
LOW DENSITY RESIDENTIAL (LDR) (1.2 AC/UNIT)	24.7	2.0	49
MEDIUM DENSITY RESIDENTIAL (MDR) (0.5-0.5A AC/UNIT)	878.3	3.3	2,875
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) (0.3-0.4 AC/UNIT)	214.1	5.3	1,128
VERY HIGH DENSITY RESIDENTIAL (VHDR) (0.2-0.24 AC/UNIT)	22.6	15.0	359
MIXED USE (MU)	15.2	11.5	175
RESIDENTIAL SUBTOTAL	1,172.5	2.9	4,570
COMMERCIAL RETAIL (CR)	54.9		
COMMERCIAL TOURIST (CT)	36.7		
PUBLIC FACILITIES (PF)	45.0		134
OPEN SPACE - RECREATION (OS-R)	53.4		14
OPEN SPACE - CONSERVATION (OS-C)	88.5		
OPEN SPACE - CONSERVATION DRAINAGE (OS-CD)	71.3		
CIRCULATION	137.6		
NON-RESIDENTIAL SUBTOTAL	484.4	0.3	148
TOTAL	1,656.9		4,720*

*INCLUDES POTENTIAL DEVELOPMENT OF 148 DWELLING UNITS WITHIN PLANNING AREA 15, 208, 45 & 46.



Conceptual Land Use Plan WINCHESTER 1800

VAN DAELE HOMES, INC.

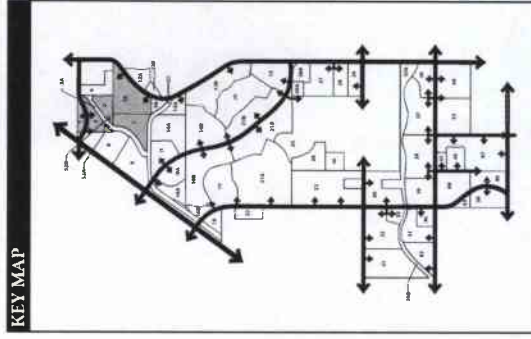
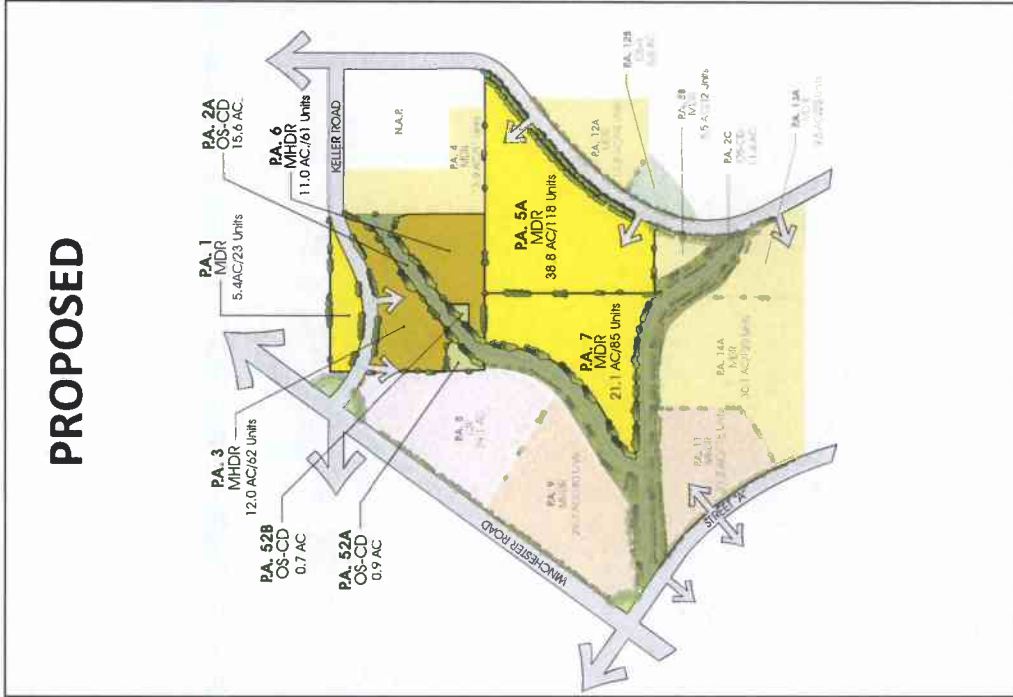
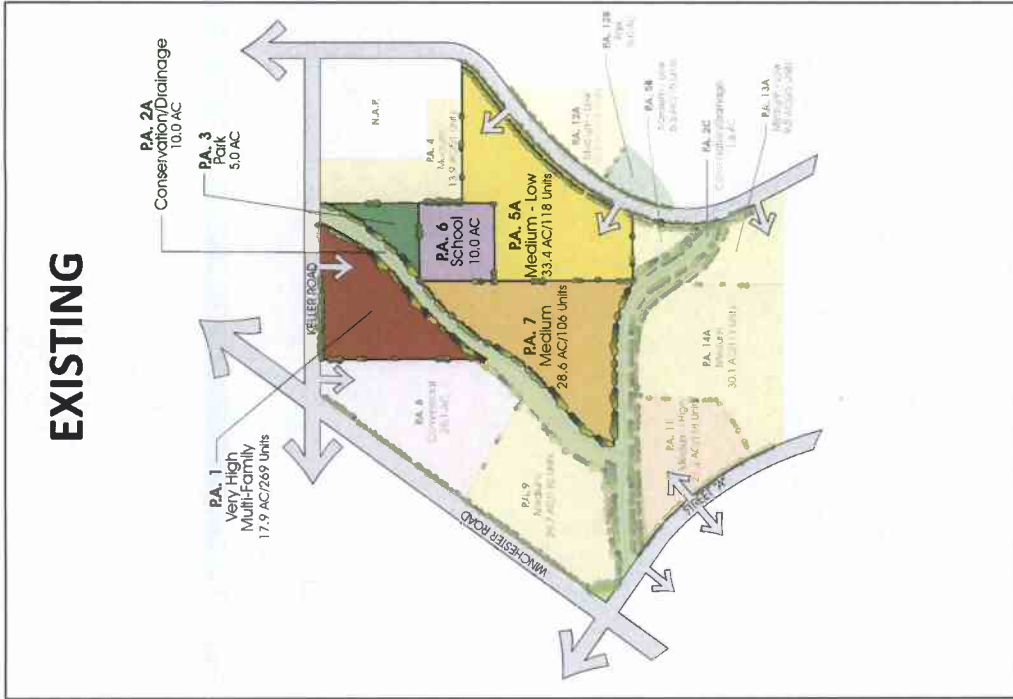


FIGURE 2-6

Existing and Proposed Specific Plan Land Use Designations



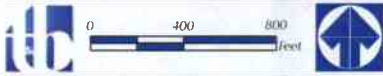


FIGURE 2-5

Aerial Photograph

FEATURE LEGEND

- 1 6'-0" high split-face block wall with cap at house returns and interior street frontages
- 2 Split-face block wall with cap, along retaining wall
- 3 6'-0" high shared vinyl fence. Refer to Elevation F, Sheet L-4.
- 4 6'-5" high split-face plaster at perimeter wall.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" high tubular steel view fence at open spaces.
- 7 3" wide vinyl Sidelight Gate. Refer to Elevation D, Sheet L-4.
- 8 12" wide double-swing tubular steel maintenance access gates at basins.
- 9 10" wide tubular steel maintenance gate with 4" wide public entry at channel-side path
- 10 15" wide decomposed granite pathway / maintenance accessway along top of channel.
- 11 Decomposed granite pathway with seating and viewing nodes with bench and train receptacle.
- 12 City Sidewalk per Civil Engineer's Plan.
- 13 Shop painting. Refer to Planting Plan for exact species, sizes, and locations. Sheet L-4
- 14 New street trees. Refer to Plant Palette on this sheet.
- 15 Proposed rip-rap at basin slopes.
- 16 Sub-surface Utilities per Civil Engineer's Plan.
- 17 Planted pathway along McColeary and Keller Roads.
- 18 Gravel maintenance access drive at basins.
- 19 Open turf area for passive recreation.
- 20 Access road / drive to adjacent properties.
- 21 Pedestrian access to Flood Control Channel Trail.

TREE PALETTE:

STREET TREES (Suggested)

- Fraxinus oxycarpa 'Raywood'
- Pyrus kawakami
- Pinus edulis
- Magnolia grandiflora
- Legastromia l. 'Muskogee'
- Quercus ilix
- Koelerutera bipinnata
- Potocarpus gracilior
- Raywood Ash
- Evergreen Pear
- Alphian Pine
- Southern Magnolia
- Crape Myrtle
- Holly Oak
- Chinese Flame Tree
- Fern Pine
- Keller Road
- Keller Road
- Western Redbud

FRONT YARD ACCENT TREE

- Lagerstroemia indica
- Cercis occidentalis

CHANNEL AND BASIN

- Hydrated at basins and channel slopes - see sheets L-7 and L-9 for typical conditions
- Trees and shrubs along channel bottom - see sheets L-8 to L-9 for typical conditions
- Pteris caudata
- Quercus agrifolia
- Sambucus nigra
- California Sycamore
- Coast Live Oak
- Black Elderberry

Crape Myrtle street trees shall be uniform flowering color in 'Muskogee' Crape Myrtle front yard accent tree flowering color shall vary for interest



General Notes:

- Provide 2" base of mulch (not) in which beds and installed over 2" layer of mulch in grass/soil areas. 1" layer of shredded, stabilizing mulch for slopes.
- Trees shall be installed with 2-3 stems and 8 tree less per County of Riverside standard detail. Use slope training with 2" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 6' (min) of hardscape per County of Riverside standard detail. Use slope training with 2" diameter stakes in high wind areas.
- 5' in each direction.

Irrigation Notes:

- The following items will be incorporated into the final irrigation design plans and Smart Controller with an ET Gauge with access to real-time ET (minimum controller rating shall be light commercial)
- Irrigation shall be installed for all trees and shrubs (except for private residential lots)
- Rain sensors shall be installed for all trees and shrubs (except for private residential lots)
- Anti-drain check valves
- Backflow preventers (where applicable)
- Hydrozones will be properly designated
- No overcast irrigation within 24" of non-permeable surfaces (no restrictions to method of adjacent to permeable surfaces with no runoff/overwatering)
- Irrigation system shall be installed for irregularly shaped areas, or areas less than 8' feet in width.












CONCEPTUAL LANDSCAPE MASTER PLAN

FRENCH VALLEY ACRES

COUNTY OF RIVERSIDE, CALIFORNIA

VAN DALE HOMES
Cove Family, One Family

TREE PALETTE:

	STREET TREES (Suggested)	Fraxinus oxycarpa 'Raywood'	Raywood Ash	Fields Drive
		Pinus kawakiana	Evergreen Pear	Koon and G' Streets
		Pinus siderata	Alphian Pine	McColey Road, C' and F' Streets
		Magnolia grandiflora	Southern Magnolia	A' and J' Streets
		Lagerstroemia L. 'Muskogee'	Crape Myrtle	B', D' and H' Streets
		Quercus lbx.	Holly Oak	E' and T Streets
		Koeberlinia bipinnata	Chinese Flame Tree	Keller Road
		Podocarpus gracilior	Fern Pine	Keller Road
	FRONT YARD ACCENT TREE			
		Lagerstroemia indica	Crape Myrtle	
		Cercis occidentalis	Western Redbud	
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				

CHANNEL AND DETENTION BASIN
 Hydrused at basins and channel slopes - see sheets L-7 and L-9 for typical conditions
 Trees and shrubs along channel bottom - see sheets L-6 to L-9 for typical conditions



FEATURE LEGEND

- 1 6'-0" high split face block wall with cap at house returns and interior street frontages.
- 2 Split-face block wall with cap, atop retaining wall.
- 3 6'-0" high shered vinyl fence. Refer to Elevation F, Sheet L-4.
- 4 6'-0" high split-face pilaster at perimeter wall.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" high tubular steel view fence at open spaces.
- 7 3' wide vinyl Sidelway Gate. Refer to Elevation D, Sheet L-4.
- 8 12' wide double-swing tubular steel maintenance access gates at basins.
- 9 10' wide tubular steel maintenance gate with 4' wide public entry at channel-sides path.
- 10 15' wide decomposed granite pathway / maintenance accessway along top of channel.
- 11 Decomposed granite pathway with seating and viewing node with bench and trash receptacle.
- 12 City Sidewalk per Civil Engineer's Plan.
- 13 Shrub planting. Refer to Planting Plan for exact species, sizes, and locations. Sheet L-2
- 14 New street trees. Refer to Plant Palettes on this sheet.
- 15 Proposed rip-rap at basin slopes.
- 16 Sub-surface Utilities per Civil Engineer's Plan.
- 17 Planted pathway along McColey and Keller Roads.
- 18 Gravel maintenance access drive at basins.
- 19 Open turf area for passive recreation.
- 20 Access road / drive to adjacent properties.
- 21 Pedestrian access to Flood Control Channel Trail.



CONCEPTUAL LANDSCAPE MASTER PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA



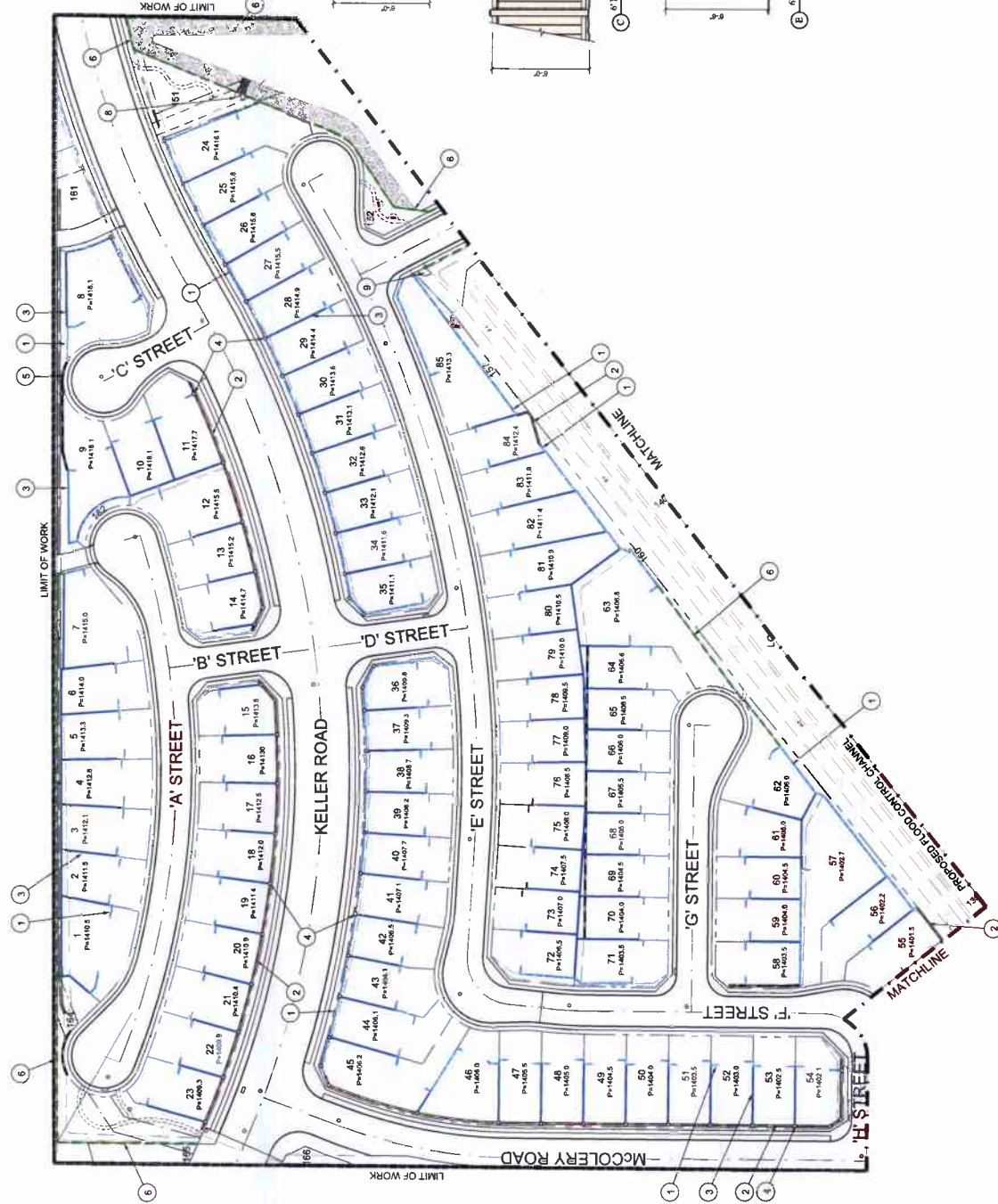
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NORTH

SHEET NO. **L-2**

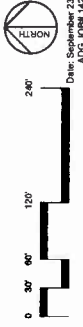
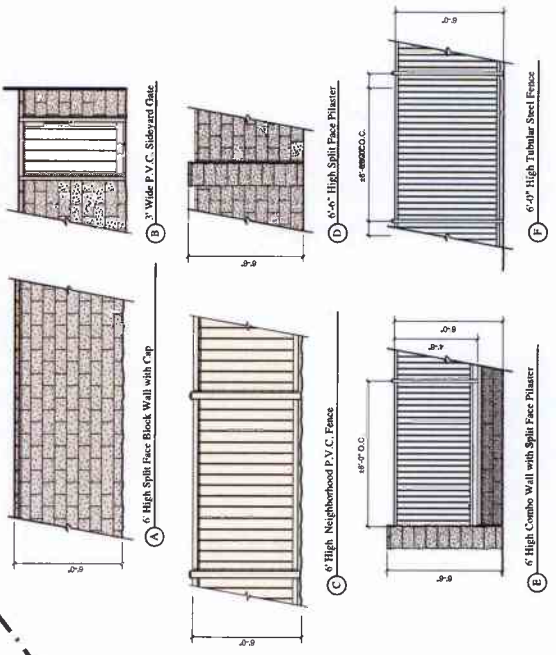
Date: September 23, 2014
 AUG-2008 142Z





FEATURE LEGEND

- 1 6'-0" high split face block wall with cap at house returns and interior street frontages. Refer to Elevation A, this sheet.
- 2 Split-face block wall with cap, atop retaining wall.
- 3 6'-0" high shared vinyl fence. Refer to Elevation C, this sheet.
- 4 6'-0" high split-face pilaster at perimeter wall. Refer to Elevation D, this sheet.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" high tubular steel view fence at open spaces. Refer to Elevation F, this sheet. Combination wall where needed for retaining purposes see Elevation E, this sheet.
- 7 3' wide vinyl Slatyard Gate. Refer to Elevation D, this sheet.
- 8 12' wide double-swing tubular steel maintenance access gates at basins.
- 9 10' wide tubular steel maintenance gate with 4' wide public entry at channel-side path.
- A 6' High Split Face Block Wall with Cap
- B 3' Wide P.V.C. Slatyard Gate
- C 6' High Neighborhood P.V.C. Fence
- D 6'-0" High Split Face Pilaster
- E 6' High Combo Wall with Split Face Pilaster
- F 6'-0" High Tubular Steel Fence



SHEET NO. L-3

Date: September 23, 2014
AUG 08B 1422

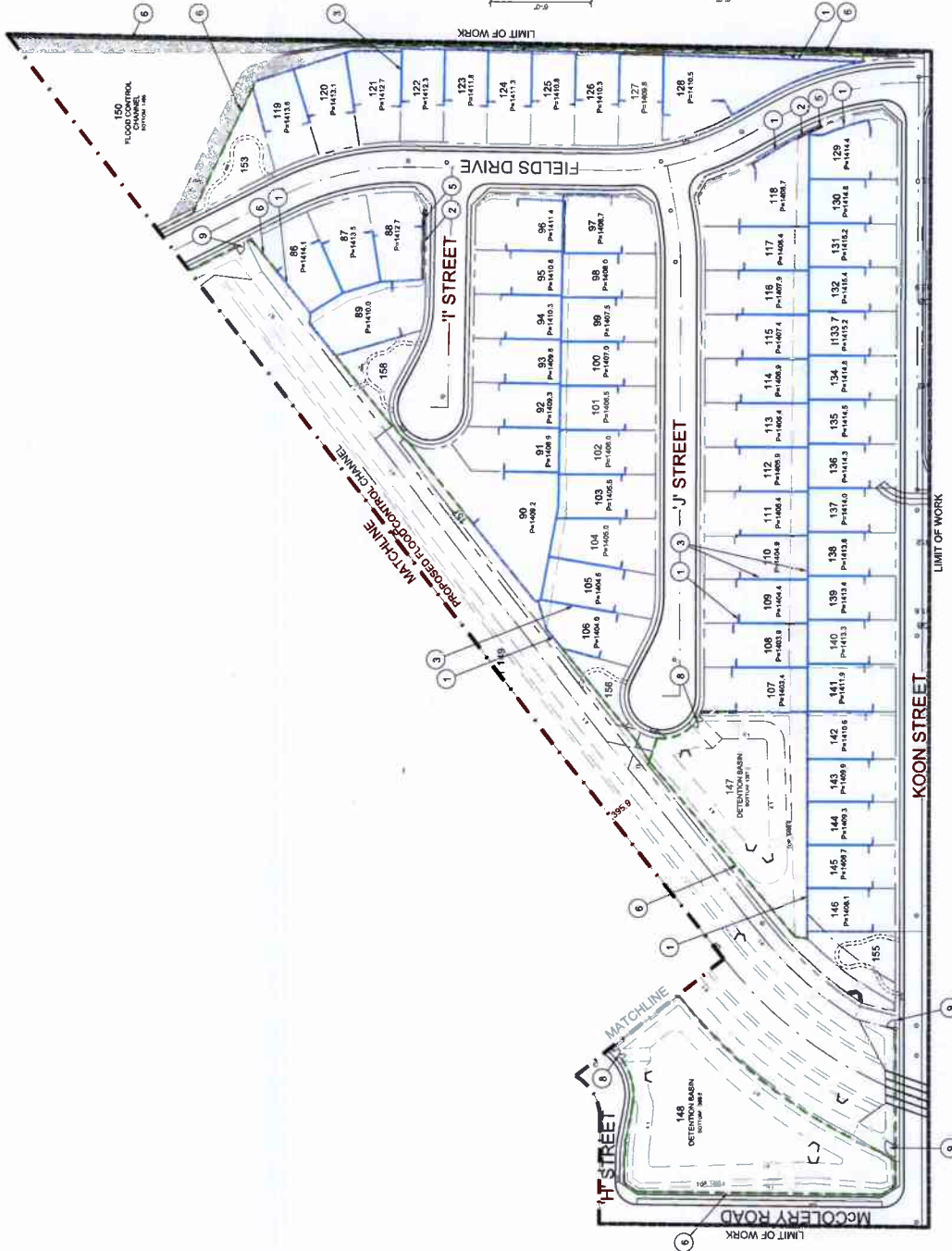
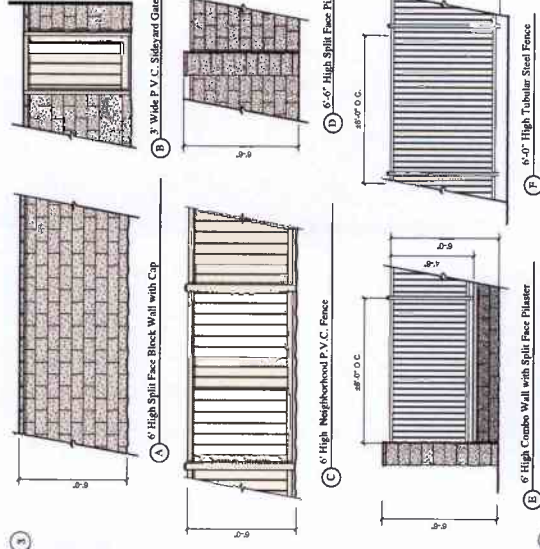


CONCEPTUAL WALL AND FENCE PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA



FEATURE LEGEND

- ① 6'-0" high split-face block wall with cap at house returns and interior street frontages. Refer to Elevation A, this sheet.
- ② Split-face block wall with cap, along retaining wall.
- ③ 6'-0" high shared vinyl fences. Refer to Elevation C, this sheet.
- ④ 6'-0" high split-face plaster at perimeter wall Refer to Elevation D, this sheet.
- ⑤ Retaining wall per civil engineer's plans.
- ⑥ 6'-0" high tubular steel view fence at open spaces Refer to Elevation F, this sheet. Combination wall where needed for retaining purposes see Elevation E, this sheet.
- ⑦ 3' wide vinyl Sidiyard Gate. Refer to Elevation D, this sheet.
- ⑧ 12' wide double-swing tubular steel maintenance access gates at beams.
- ⑨ 10' wide tubular steel maintenance gate with 4' wide public entry at channel-side path.



CONCEPTUAL WALL AND FENCE PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA

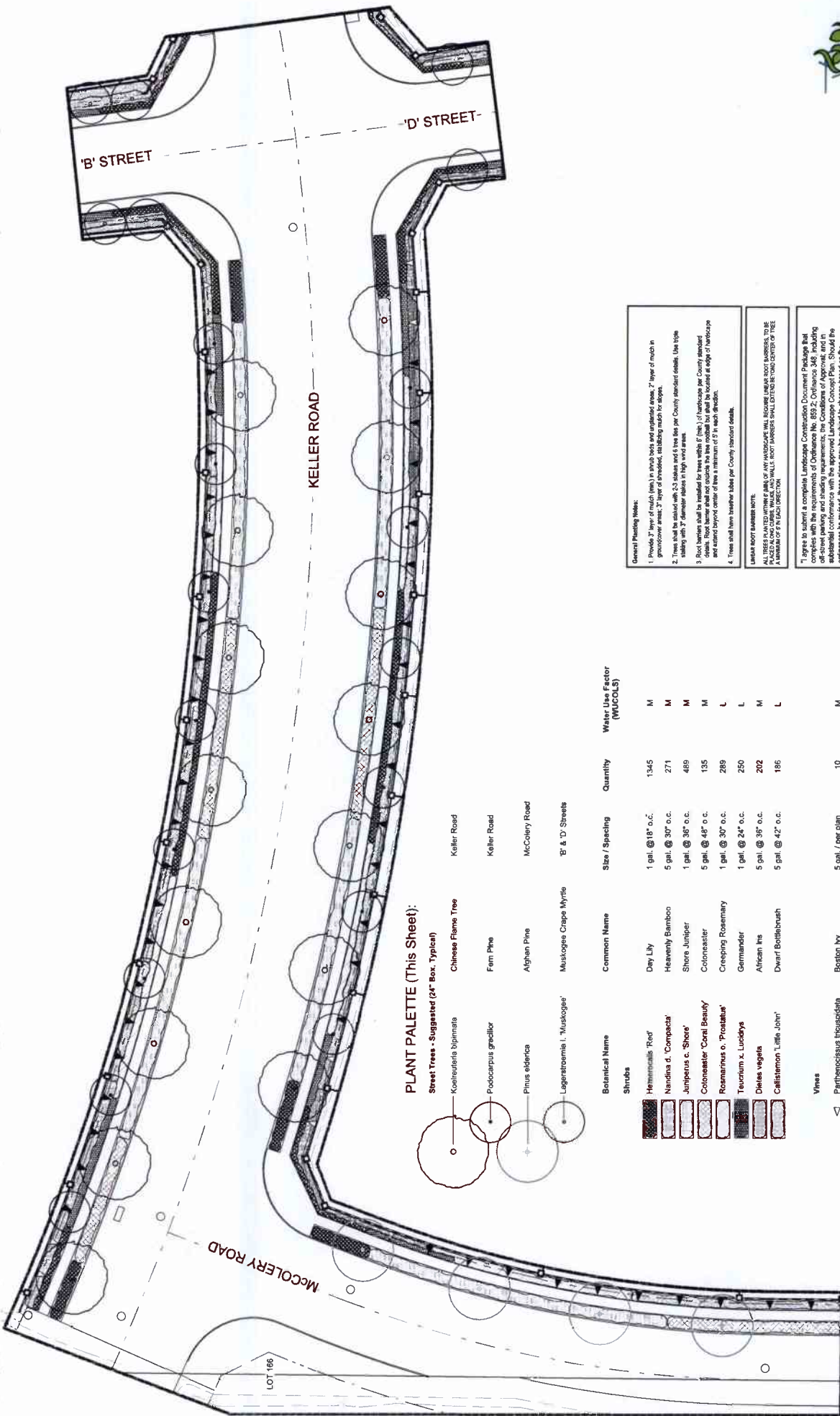


0 30' 60' 120' 240'

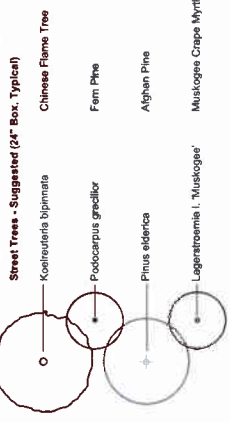
NORTH

DATE: September 23, 2014
 SHEET NO. L-4
 AUG JOB# 1422





PLANT PALETTE (This Sheet):



Botanical Name	Common Name	Size / Spacing	Quantity	Water Use Factor (WUCOLS)
<i>Hemerocallis 'Red'</i>	Day Lily	1 gal. @ 18" o.c.	1345	M
<i>Nandina d. Compacta</i>	Heavenly Bamboo	5 gal. @ 30" o.c.	271	M
<i>Juniperus c. 'Shore'</i>	Shore Juniper	1 gal. @ 36" o.c.	489	M
<i>Cotoneaster 'Coral Beauty'</i>	Cotoneaster	5 gal. @ 48" o.c.	135	M
<i>Rosmarinus o. 'Prostatas'</i>	Creeping Rosemary	1 gal. @ 30" o.c.	289	L
<i>Teucrium x. Ludovisi</i>	Germander	1 gal. @ 24" o.c.	250	L
<i>Dielsia vegeta</i>	African Iris	5 gal. @ 36" o.c.	202	M
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	5 gal. @ 42" o.c.	186	L
<i>Parthenocissus tricuspidata</i>	Boston Ivy	5 gal. / per plan	10	M
<i>Delicatula buccinatoria</i>	Red Trumpet Vine	15 gal. / per plan	46	M

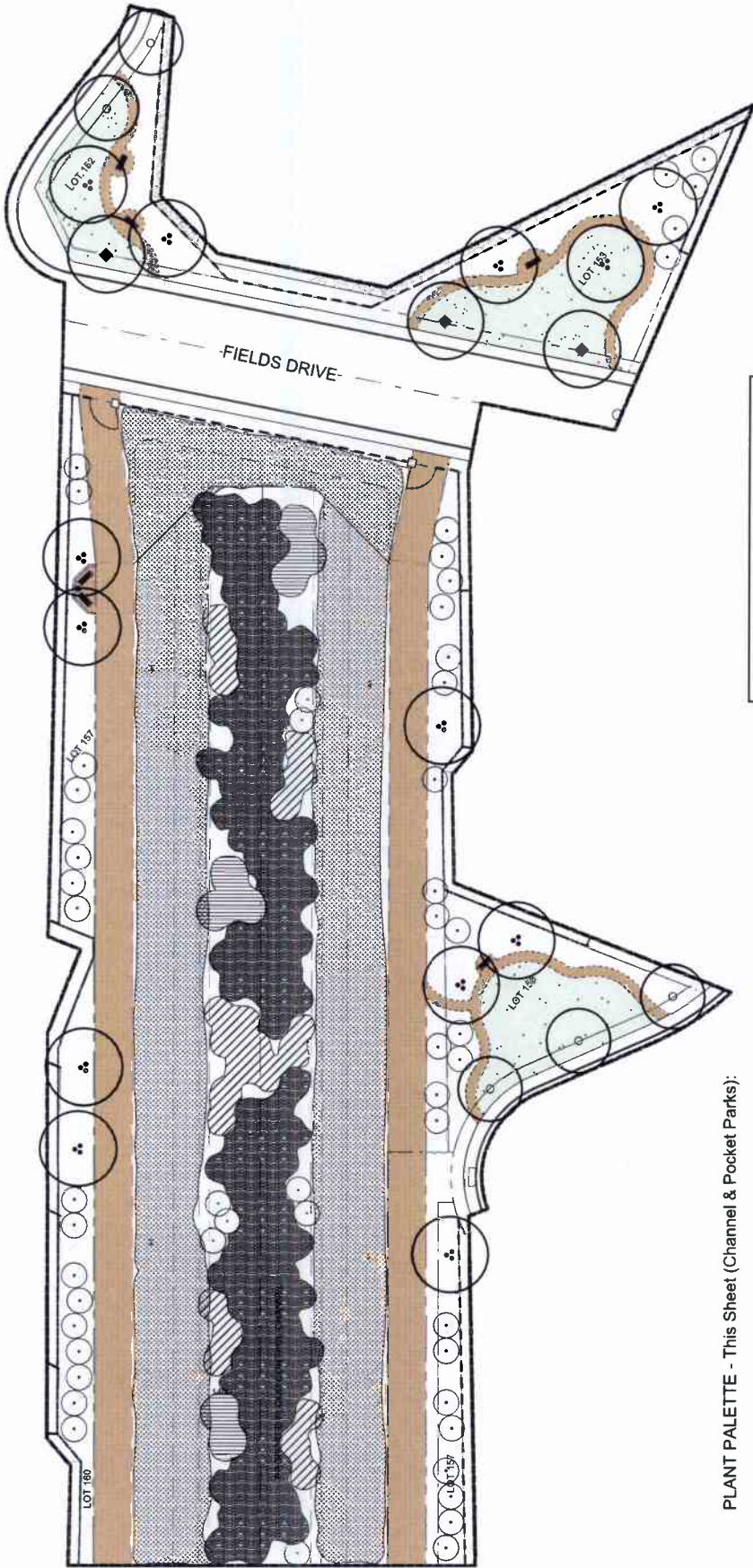
General Planting Notes:

- Provide 2" layer of mulch (max) in shrub beds and arched areas, 2" layer of mulch in groundcover beds, 1" layer of mulch, including mulch for slopes.
- Trees shall be spaced with 25 stakes and 4 tree ties per County standard detail. Use type 1/2" x 1/2" x 1/2" galvanized steel spikes and 1/2" x 1/2" x 1/2" galvanized steel ties.
- Root barriers shall be installed for trees with 2" (min.) of trunk diameter per County standard detail. Root barriers shall be installed at edge of landscape and extend beyond center of tree a minimum of 3' in each direction.
- Trees shall have treeform tubes per County standard details.

Labels NOT to be used:

PLANTED OR TO BE PLANTED IN THIS AREA. ROOT BARRIERS SHALL EXTEND TO THE CENTER OF THE TREE A MINIMUM OF 3' IN EACH DIRECTION.

"I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 693-2, Ordinance 348, including all other applicable codes, rules, and regulations. I understand that the County and in substantial compliance with the same. I understand that the County may, at its discretion, be required to revise these plans. I understand that the County may, at its discretion, be required to revise these plans. I understand that the County may, at its discretion, be required to revise these plans." (Updated Ordinance)



General Planting Notes:

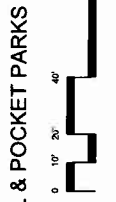
1. Provide 2" layer of mulch (min) in each bed and upgrade to 4" layer of mulch in pedestrian areas; 4" layer of mulch, including under the steps.
2. Trees shall be spaced with 2:3 ratio and 8 trees per County standard detail. Use high quality soil; 2" concrete edging in high wind areas.
3. Root barriers shall be installed for trees within 6' (min) of landscape per County standard detail and extend 18" deep. Root barriers shall be installed at edge of landscape and extend beyond center of tree a minimum of 3' in each direction.
4. Trees shall have weather labels per County standard details.

LINEAR ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 6' MIN OF ANY WOODS OR HILL REQUIRE LINEAR ROOT BARRIERS TO BE INSTALLED TO PREVENT ROOT GROWTH INTO ADJACENT AREAS. ROOT BARRIERS SHALL EXTEND BEYOND CENTER OF TREE A MINIMUM OF 6' IN EACH DIRECTION.

*I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 85522, Ordinance 348, including the requirements of the California Department of Water Resources and in substantial conformance with the approved and recorded General Plan. Should the ordinance be revised, these plans may be subject to change based on the updated ordinance.

PLANT PALETTE - This Sheet (Channel & Pocket Parks):

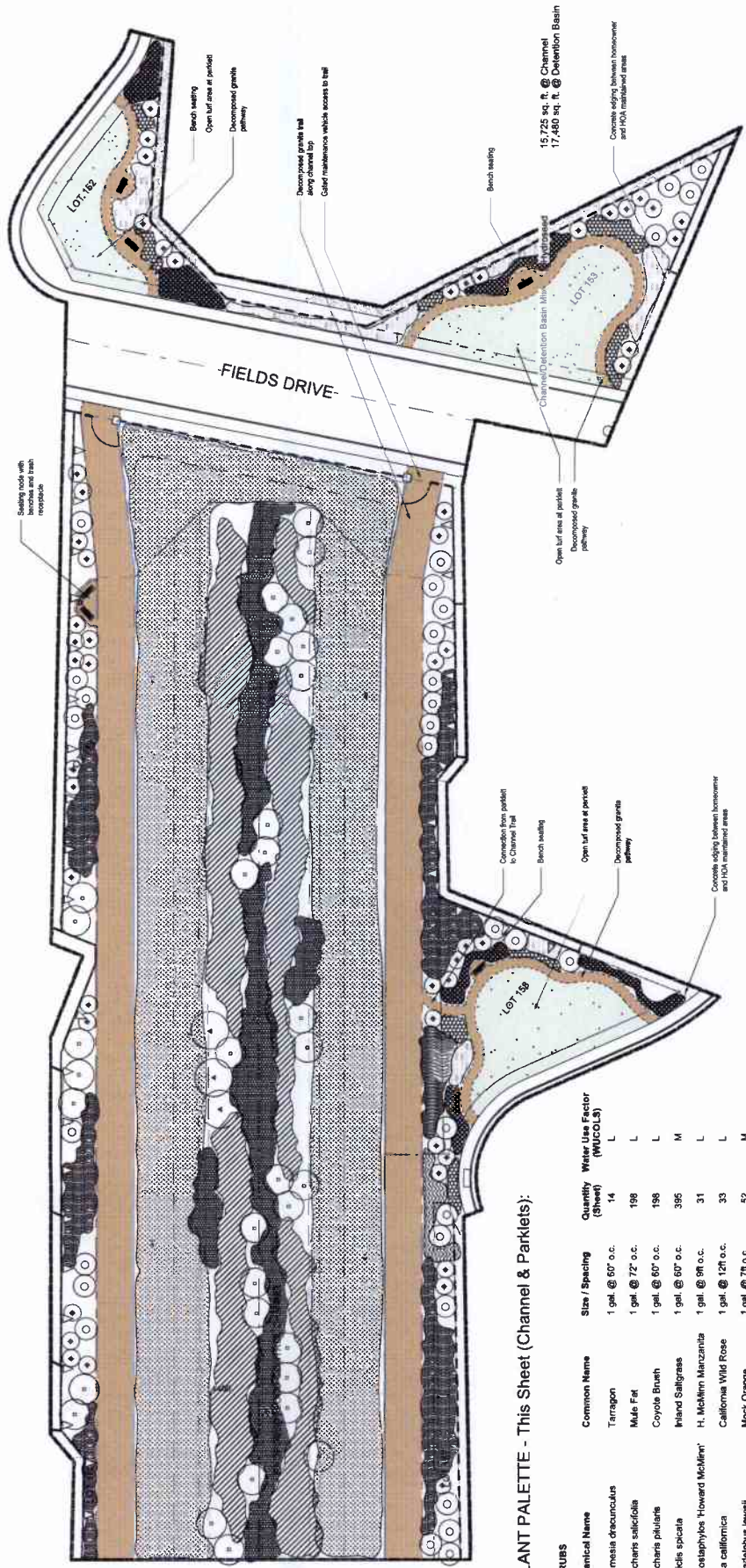
Botanical Name	Common Name	Size / Spacing	Quantity	Water Use Factor (WUCOLS)
Populus fremontii	Western Cottonwood	1 gal. @ 15' o.c.	8	M
Quercus agrifolia	Coast Live Oak	5 gal. @ 10' o.c.	44	L
Salix exigua	Sand Bar Willow	1 gal. @ 12' o.c.	22	H
Salix goodingii	Black Willow	1 gal. @ 12' o.c.	45	H
Salix lasiolepis	Arroyo Willow	1 gal. @ 12' o.c.	45	H
Sambucus nigra	Blue Elderberry	15 gal. @ 10' o.c.	10	L
Platanus racemosa	California Sycamore	15 gal. @ 30' o.c.	13	M
Quercus ilix	Holly Oak	15 gal. - Per Plan	5	L
Fraxinus o. 'Raywood'	Raywood Ash	15 gal. - Per Plan	3	M



SHEET NO. **L-6**
Date: September 23, 2014
ADG: JDB/1422

ONCEPTUAL LANDSCAPE TYPICAL TREE PLANTING PLAN - FLOOD CONTROL CHANNEL & POCKET PARKS
FRENCH VALLEY ACRES
COUNTY OF RIVERSIDE, CALIFORNIA





PLANT PALETTE - This Sheet (Channel & Parklets):

SHRUBS	Botanical Name	Common Name	Size / Spacing	Quantity (Sheet)	Water Use Factor (WUCOLS)
	<i>Artemisia tridentata</i>	Tarragon	1 gal. @ 50" o.c.	14	L
	<i>Baccharis salicifolia</i>	Mule Fat	1 gal. @ 72" o.c.	198	L
	<i>Baccharis pilularis</i>	Coyote Brush	1 gal. @ 50" o.c.	198	L
	<i>Distichis spicata</i>	Inland Saltgrass	1 gal. @ 50" o.c.	395	M
	<i>Arotaphylos Howard McMill</i>	H. McMillan Marzartita	1 gal. @ 8ft o.c.	31	L
	<i>Rosa californica</i>	California Wild Rose	1 gal. @ 12ft o.c.	33	L
	<i>Philadelphus lewisii</i>	Mock Orange	1 gal. @ 7ft o.c.	52	M
	<i>Iva hayesiana</i>	San Diego Marsh Elder	1 gal. @ 15ft o.c.	3	L
	<i>Hemerocallis 'Reef'</i>	Day Lily	1 gal. @ 18" o.c.	625	M
	<i>Juniperus c. 'Shore'</i>	Shore Juniper	1 gal. @ 36" o.c.	150	M
	<i>Teucrium x. Lucidrys</i>	Germander	1 gal. @ 24" o.c.	202	L
VINES					
	<i>Parthenocissus tricuspidata</i>	Boston Ivy	5 gal. / per plan	32	M
HYDROSEEDED AREAS					
	Native Grassland Mix	Channel/Detention Basin Mix	Hydroseed	25,329 sq. ft. @ Channel	

General Planting Notes:

- Provide 2" layer of mulch (max) in all soil beds and unlanded areas; 2" layer of mulch in permeable areas; 4" layer of mulch, including mulch for slopes.
- Trees shall be installed with 2.5 radius and 5 tree ties per County standard details. Use type rating with 7' diameter stakes in high wind areas.
- Root barriers shall be installed for trees with 6" (min) of horizontal per County standard details. Root barriers shall be installed for trees located at edge of hardscape and extend beyond center of tree a minimum of 25 ft in each direction.
- Trees shall have branch tubes per County standard to sill.

LANDSCAPE NOTES:

ALL HEDGES PLANTED WITHIN 2' OF ANY HARDSCAPE WILL INCLUDE UNDER-SOFT BARRIERS. TO BE INSTALLED WITHIN 2' OF ANY HARDSCAPE. ALL HEDGES SHALL BE PLANTED WITHIN 2' OF ANY HARDSCAPE. A MINIMUM OF 2" IN EACH DIRECTION.

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 889 Z, Ordinance 344, including all other applicable codes and regulations. I understand that the City may require substantial conformance with the approved Landscape Concept Plan. Should the ordinance be revised, these plans may be subject to change based on the updated ordinance.

CONCEPTUAL LANDSCAPE TYPICAL SHRUB PLANTING PLAN - FLOOD CONTROL CHANNEL

FRENCH VALLEY ACRES

COUNTY OF RIVERSIDE, CALIFORNIA



VAN DALE HOMES
One Family, One Dream

PLANT PALETTE - This Sheet (Basin & Pocket Park):

SHRUBS

Botanical Name	Common Name	Size / Spacing	Quantity (Sheet)	Water Use Factor (WUCOLS)
<i>Artemisia dracunculoides</i>	Tarragon	1 gal. @ 60" o.c.	203	L
<i>Baccharis emoryi</i>	Emory's Baccharis	1 gal. @ 72" o.c.	149	L
<i>Baccharis salicifolia</i>	Mule Fat	1 gal. @ 72" o.c.	91	L
<i>Baccharis pilularis</i>	Coyote Brush	1 gal. @ 60" o.c.	88	L
<i>Dieckia spicata</i>	Inland Saltgrass	1 gal. @ 60" o.c.	214	M
<i>Acrotophyton Howard McManis'</i>	H. McManis Manzanita	1 gal. @ 90" o.c.	29	L
<i>Rosa californica</i>	California Wild Rose	1 gal. @ 120" o.c.	72	L
<i>Philadelphus lewisii</i>	Mock Orange	1 gal. @ 70" o.c.	46	M
<i>Va. hayastana</i>	San Diego Marsh Elder	1 gal. @ 150" o.c.	19	L
<i>Hemerocallis 'Red'</i>	Day Lily	1 gal. @ 18" o.c.	181	M
<i>Juncus c. 'Shore'</i>	Shore Juniper	1 gal. @ 36" o.c.	37	M
<i>Teucrium x. Luckdray</i>	Germander	1 gal. @ 24" o.c.	31	L

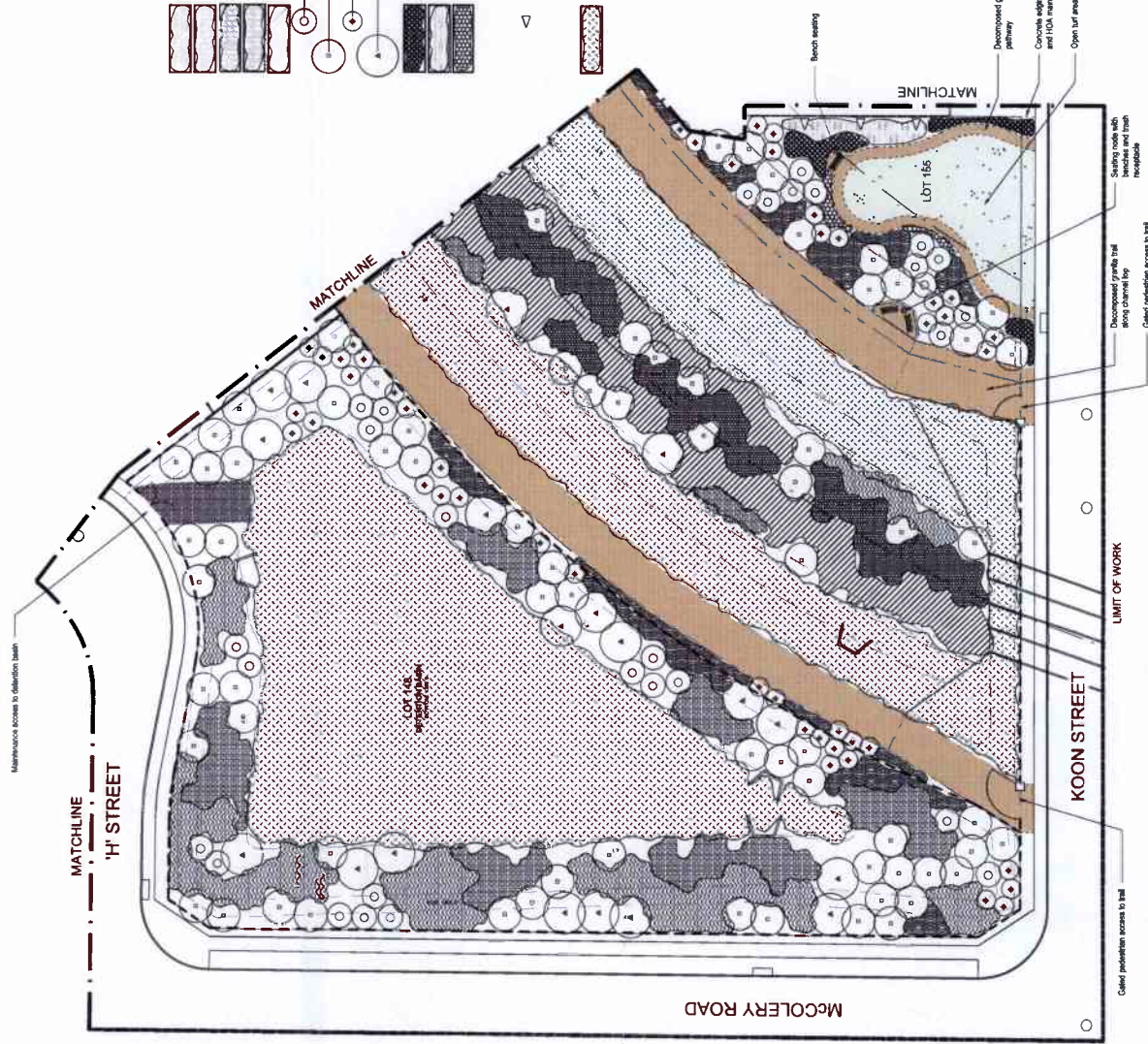
VINES

<i>Perthoicus thripoides</i>	Boston Ivy	5 gal. / per plan	3	M
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HYDROSEEDED AREAS

- Native Grassland Mix
- Charms/Daemion Basin Mix
- Festuca elatior/Molinia Blue/Fescue*
- Festuca occidentalis/Western Fescue*
- Festuca idahoensis/Idaho Fescue*
- Dicentra catenata/Red/Conical Tufted Hairgrass*
- Carex pringetilis/Dew Ber Stages*

15,725 sq. ft. @ Channel
17,490 sq. ft. @ Detention Basin



General Planting Notes:

- Provide 2" layer of mulch (min.) in which beds are installed. 2" layer of mulch in groundcover areas; 3" layer of mulch, stabilizing mulch for slopes.
- Trees shall be spaced with 3' stems and 6' tree line per County standard details. Use type slabs with 3" decorative slabs in high wind areas.
- Root barriers shall be installed for trees within 6' (min.) of landscape as County standard details. Root barrier shall not exceed the tree root ball and shall be located at edge of landscape and extend beyond center of tree a minimum of 6" in each direction.
- Trees shall have breathable tubes per County standard details.

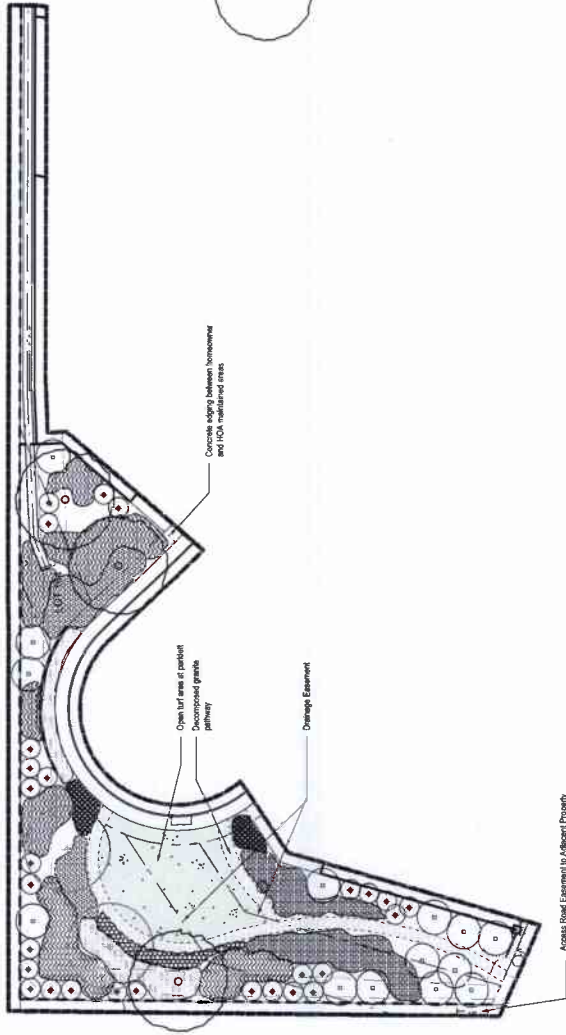
LINEAR ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 6' AREA OF ANY LANDSCAPE WILL REQUIRE LINEAR ROOT BARRIERS TO BE INSTALLED AT THE TREE LINE. ROOT BARRIERS SHALL EXTEND FROM CENTER OF TREE A MINIMUM OF 6" IN EACH DIRECTION.

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 689.2, Ordinance 348, including all other planting and shading requirements; the Conditions of Approval; and in the event of any future amendments to the Ordinance, the Conditions of Approval and the Conditions of Approval shall be subject to change based on the updated ordinance.

CONCEPTUAL LANDSCAPE TYPICAL SHRUB PLANTING PLAN - BASIN AND POCKET PARKS
FRENCH VALLEY ACRES
COUNTY OF RIVERSIDE, CALIFORNIA

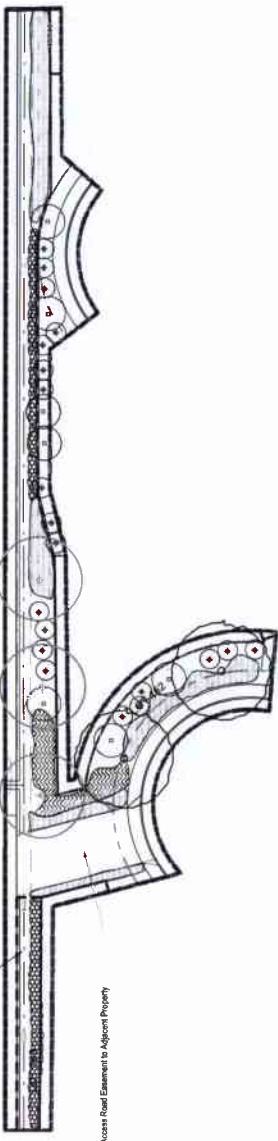
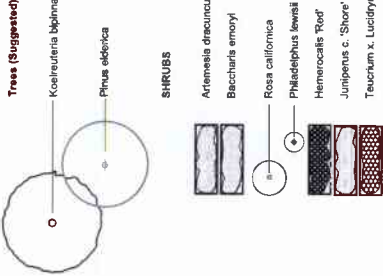


SHEET NO. L-9
DATE: September 17, 2014
JOB: 3054 1422



PLANT PALETTE - This Sheet (Channel, Basins & Parklets):

Botanical Name	Common Name	Size / Spacing	Quantity (Sheet)	Water Use Factor (WUCOLS)
Trees (Suggested)				
<i>Koeberlinia bipinnata</i>	Chinese Flame Tree	1 gal. @ 60" o.c.	5	M
<i>Pinus sabinica</i>	African Pine	1 gal. @ 72" o.c.	5	L
SHRUBS				
<i>Artemisia dracunculoides</i>	Tarragon	1 gal. @ 60" o.c.	127	L
<i>Baccharis emoryi</i>	Emory's Baccharis	1 gal. @ 72" o.c.	45	L
<i>Rosa californica</i>	California Wild Rose	1 gal. @ 12ft o.c.	21	L
<i>Philadelphus lewisii</i>	Mock Orange	1 gal. @ 7ft o.c.	48	M
<i>Hemerocallis 'Ruf'</i>	Dry Lily	1 gal. @ 18" o.c.	125	M
<i>Juniperus c. 'Shore'</i>	Shore Juniper	1 gal. @ 36" o.c.	285	M
<i>Teucrium x. Lucidiflora</i>	Germander	1 gal. @ 24" o.c.	222	L



General Planting Notes:

- Provide 2" layer of mulch (min) in shrub beds and apply over entire 2" layer of mulch in groundcover areas; 3" layer of mulch, stabilizing mulch for slopes.
- Trees shall be staked with 2x3 stakes and 6 free ties per County standard details. Use triple staking with 3" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 6" (min) of landscape or County standard details. Root barrier shall not encircle the tree rootball but shall be located at edge of hardscape and extend beyond center of tree a minimum of 8" in each direction.
- Trees shall have weather labels per County standard details.

LINEAR ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 8' MIN OF ANY HARDSCAPE WILL REQUIRE LINEAR ROOT BARRIERS TO BE INSTALLED AT THE EDGE OF THE HARDSCAPE. ROOT BARRIERS SHALL EXTEND BEYOND CENTER OF TREE A MINIMUM OF 8" IN EACH DIRECTION.

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 85972, Ordinance 348, including the requirements of the California Building Code, and all applicable local, state and federal ordinances in compliance with the approved Landscape Concept Plan. Should the ordinance be revised, these plans may be subject to change based on the updated ordinance.

CONCEPTUAL LANDSCAPE TYPICAL PLANTING PLAN - POCKET PARK AND DRAINAGE EASEMENT

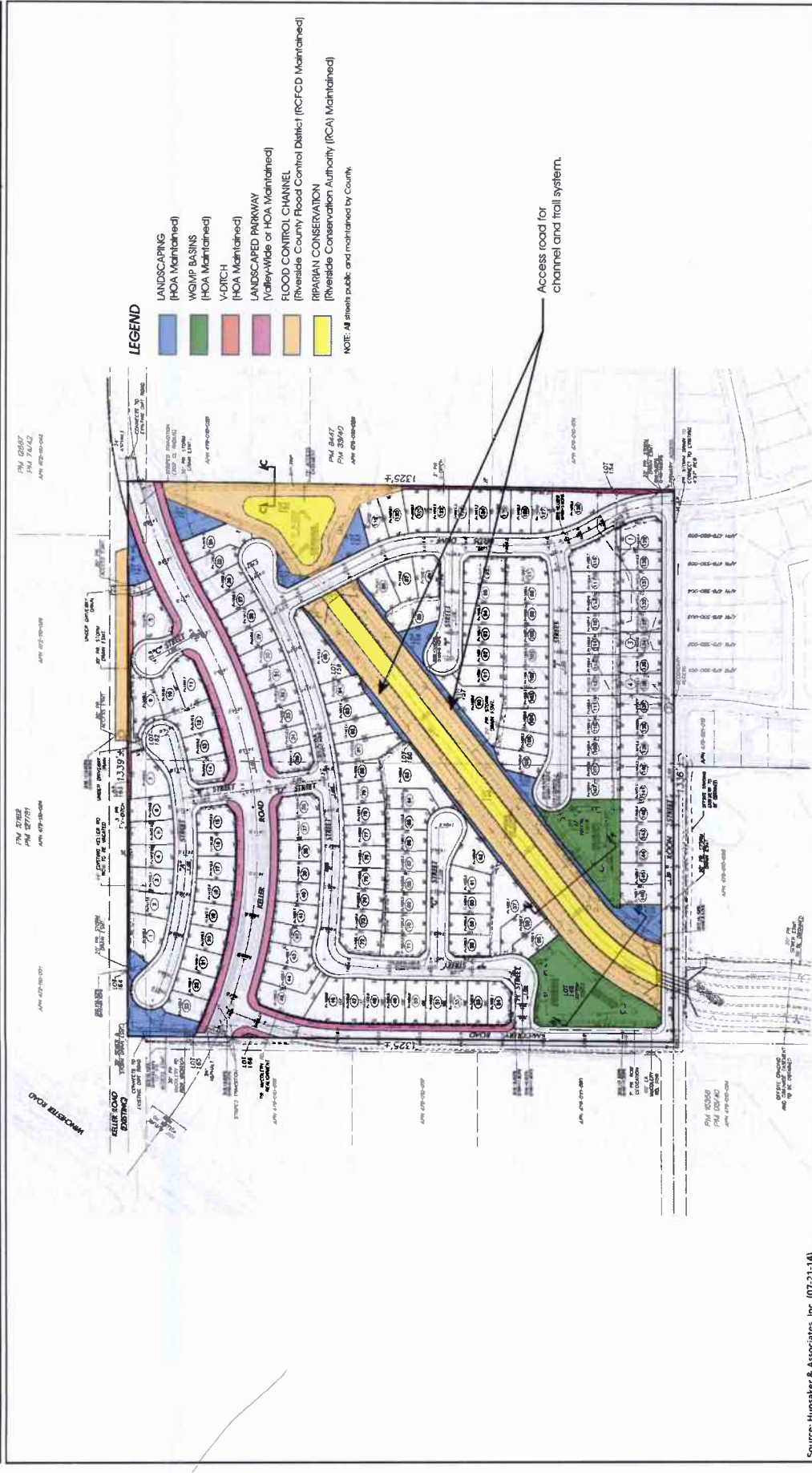
FRENCH VALLEY ACRES
COUNTY OF RIVERSIDE, CALIFORNIA



DATE: September 23, 2014
JOB: J0811422

SHEET NO. **L-10**





Source: Hundtler & Associates, Inc. (07-21-14)



T&B Planning, Inc.

ADDENDUM TO EIR No. 374

SPECIFIC PLAN No. 286, AMENDMENT No. 6,
CHANGE OF ZONE No. 07823, AND TENTATIVE TRACT MAP No. 36722

ENVIRONMENTAL ASSESSMENT No. 42681

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

FRENCH VALLEY ACRES, LLC
C/O VAN DAELE DEVELOPMENT CORPORATION
2900 ADAMS STREET, SUITE C-25
RIVERSIDE, CA 92504

PREPARED BY:

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D2	Determination of Biologically Equivalent or Superior Preservation Report
D3	Burrowing Owl Survey
D4	Least Bell's Vireo Survey
E1	Cultural Resources Survey
E2	Paleontological Resources Survey
F	Preliminary Geotechnical Investigation
G	Greenhouse Gas Assessment
H	Phase I Environmental Site Assessment
I	Noise Impact Analysis
J	Traffic Impact Analysis
K	Preliminary Water Quality Management Plan
L	Hydrology Report

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
AAQS	Ambient Air Quality Standards
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AB 1493	California Assembly Bill 1493 (Pavley)
AB 1881	California Assembly Bill 1881, California Water Conservation Act of 2006
ADT	Average Daily Traffic
AIA	Airport Influence Area
ALUC	Riverside County Airport Land Use Commission
A-P EFZ	Alquist-Priolo Earthquake Fault Zone
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalEEmod	California Emissions Estimator Model
CAP	Climate Action Plan
CAPSSA	Criteria Area Plant Species Survey Area
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
c.f	cubic feet
CH ₄	Methane
CIWMP	Riverside Countywide Integrated Waste Management Plan
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ EQ	Carbon Dioxide Equivalents
CR	Commercial Retail
CSA	Community Service Area
CWA	Clean Water Act
c.y.	Cubic Yards
CZ	Change of Zone
DBESP	Determination of Biologically Equivalent or Superior Preservation
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
du	dwelling unit

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
du/ac	dwelling units per acre
DTSC	California Department of Toxic Substances Control
EA	Environmental Assessment
E+P or EP	Existing Plus Project
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
GHG	Greenhouse Gas(es)
gpd	Gallons per Day
GWP	Global Warming Potential
HANS	Habitat Acquisition Negotiation Strategy
HOA	Homeowner's Association
HRC	Hydrofluorocarbons
HUSD	Hemet Unified School District
JPR	Joint Project Review
Kwh	kilowatt per house
LDMF	Local Development Mitigation Fee
LOS	Level of Service
LSC	Limited Site Characterization
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MDHR	Medium High Density Residential
MGD	Million Gallons per Day
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MTCO ₂ EQ	Million Tons of Carbon Dioxide Equivalents

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
MWD	Metropolitan Water District
N ₂ O	Nitrogen Dioxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
No.	Number
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
OS-C	Open Space-Conservation
OS-R	Open Space- Recreation
PA	Planning Area
PF	Public Facilities
PFC	Perfluorocarbons
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
RCA	Riverside Conservation Authority
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCLIS	Riverside County Land Use Information System
REC	Recognized Environmental Condition
ROG	Reactive Organic Gas
RR	Rural Residential
RWQCB	Regional Water Quality Control Board
SB 375	California Senate Bill 375, Sustainable Communities and Climate Protection Act of 2008
SB 1078	California Senate Bill 1078
SB 1368	California Senate Bill 1368
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCE	Southern California Edison
SCH	State Clearinghouse
SF/s.f.	Square Foot or Square Feet
SO _x	Oxides of Sulfur

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
SOI	Sphere of Influence
SMARA	Surface Mining and Reclamation Act of 1975
SP	Specific Plan
SPA	Specific Plan Amendment
SR	State Route
SWAP	Southwest Area Plan
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TTM	Tentative Tract Map
TUMF	Western Riverside County Transportation Uniform Mitigation Fee
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential
VOC	Volatile Organic Compound
VWPRMP	Valley Wide Parks & Recreation Master Plan
WQMP	Water Quality Management Plan
WRF	Water Reclamation Facility
WRMSHCP	Western Riverside County Multiple Species Habitat Conservation Plan

1.0 INTRODUCTION

The County of Riverside (hereafter "County") received an application from French Valley Acres, LLC (hereafter "Project Applicant") for the sixth amendment to the Winchester 1800 Specific Plan (SPA, Case No. SP00286A6), change of zone (CZ, Case No. CZ07823), and a tentative tract map (TTM; Case No. TR36722). The SPA and CZ propose minor changes to the allowable land uses and planning area boundaries for Planning Areas 1, 5A, 6, and 7 of the existing approved Specific Plan. As part of the SPA, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. TTM 36722 proposes to subdivide proposed Planning Areas 1, 3, 6, 52A, and 52B, as well as a portion of Planning Area 2A to allow for future development of up to 146 single-family dwelling units, water quality/drainage facilities, passive recreation areas, and local access roads. The proposed Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines § 15367, the County of Riverside is the lead agency with principal responsibility for considering the proposed Project for approval.

This introduction is included to provide the reader with general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report Addendum under the California Environmental Quality Act (CEQA); 3) a summary of Initial Study findings supporting the Lead Agency's (County of Riverside) decision to prepare an Environmental Impact Report Addendum (EIR Addendum) for the proposed Project; 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.1 HISTORY OF THE WINCHESTER 1800 SPECIFIC PLAN

The Winchester 1800 Specific Plan (Specific Plan No. 286) was adopted by the Riverside County Board of Supervisors on April 29, 1997 pursuant to Resolution No. 97-090. Following certification of Draft EIR for Specific Plan No. 286 in May 1995, there have been five major amendments to the Specific that reduced the land use intensity of the Specific Plan area. Specifically, as a result of these prior amendments to Specific Plan No. 286 the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of "A" Street and Washington Road; a ten-acre school site has been added to the southwest of the intersection of "A" Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Other minor non-substantive modifications also occurred. Although only 4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

Provided below is a summary of the previously-approved amendments to Specific Plan No. 286.

Amendment No. 1 (adopted July 11, 2000) amended Planning Areas 43, 44, 45, 46 and 47. The changes to the Specific Plan as approved in Amendment No. 1 were as follows:

- Revised the park concept for Planning Area 45 to reflect Valley-Wide Park and Recreation District standards;
- Added two acres to the 10-acre school site within Planning Area 46 to reflect Temecula Valley Unified School District Standards;
- Increased the size of Planning Area 43 from 4.1 acres to 4.2 acres;

- Increase the acreage of Planning Area 44 from 28 acres to 30.8 acres and increasing the number of dwelling units allocated to this planning area from 104 to 116;
- Reduced the size of Planning Area 47 from 58.5 acres to 57.7 acres while increasing the number of dwelling units allocated to this planning area from 158 to 188;
- Allowed for development of residential development within Planning Areas 45 and 46 in the event that Planning Area 45 is not needed for development of a park and/or Planning Area 46 is not needed for development of a school. A total of 14 units were allocated to Planning Area 45 and 32 units were allocated to Planning Area 46 and
- Provided a sign program.

Amendment No. 2 (adopted December 18, 2000) added two additional Planning Areas (PAs 49 and 50) and 40.1 acres to Specific Plan No. 286 immediately adjacent to the southwestern portion of the Specific Plan area. The project area is bordered by Planning Areas 43 and 44 to the north, Planning Area 47 to the east, and Auld Road to the south with Pourroy Road bisecting the site. The changes to the Specific Plan as approved in Amendment No. 2 were as follows:

- Added Planning Area 49 to the Specific Plan, located to the east of Pourroy Road, consisting of 19.6 acres and proposed to contain 58 medium density residential dwelling units;
- Added a detention basin comprised of 1.9 acres as part of Planning Area 49 to replace temporary facilities; and
- Added Planning Area 50 to the Specific Plan, located to the west of Pourroy Road, consisting of 20.5 acres and proposed to contain 36 medium density residential dwelling units (1 existing and 35 new).

Amendment No. 3 (adopted June 25, 2002) added Planning Area 51 and 40 acres to Specific Plan 286 in the southeastern portion of the Specific Plan area. The project area is between Planning Areas 47 and 48, south of Benton Road. The changes to the Specific Plan as approved in Amendment No. 3 were as follows:

- Added 40 acres within Planning Area 51 and allocated 123 medium density residential dwelling units to the expansion area.

Amendment No. 4 (adopted March 23, 2004) proposed to reconfigure and/or consolidate Planning Areas 2B, 2C, 2D, 10B, 12, 13B, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25. The changes to the Specific Plan as approved in Amendment No. 4 were as follows:

- Consolidated Planning Areas 2B and 2D into Planning Areas 16 A/B and 18, respectively;
- Adjusted the acreage of Planning Area 2C from 11.1 to 11.8 acres;
- Converted Planning Area 10B from a Medium-High Density (5-8 du/ac) to a Medium Density (2-5 du/ac) land use category, increased its minimum lot size from 5,000 square feet to 7,200 square feet, reconfigured its land area from 11.4 to 50 acres, and raised its maximum dwelling units from 64 to 211;
- Converted Planning Area 13B from a Medium-Low Density (2-4 du/ac) to a Medium Density (2-5 du/ac) land use category, reduced the size of this planning area from 57.5 to 36.8 acres, and reduced the number of dwelling units allocated to this planning area from 155 to 128 ;
- Reduced the size of Planning Area 14B from 81.0 to 42.3 acres and reduced the number of dwelling units allocated to this planning area from 300 to 135;
- Identified medium density residential development as an approved alternative land uses within Planning Area 15 in the event that Planning Area 15 is not needed for development of a school. A maximum of 75 dwelling units were allocated to this planning area;

- Divided Planning Area 16 into two separate planning areas (Planning Areas 16A and 16B), which would continue to comprise a total 31 acres (combined);
- Delete Planning Area 17, combining its area with Planning Area 18 for development of mixed uses instead of Very-High Density Residential;
- Converted Planning Area 18 from a Commercial to a Mixed Use (8-14 du/ac) land use category, reconfigured its land area from 10.2 to 15.2 acres, and lowered its maximum dwelling units from 205 (previously allowed by Planning Area 17) to 175;
- Reconfigured the land area for Planning Area 19 from 50.1 to 34.5 acres and lowered its maximum dwelling units from 280 to 143;
- Adjusted the statistical abstract for Planning Area 20 from 47.9 to 59.1 acres;
- Reconfigured the land area for Planning Area 21 (142.4 acres and 527 dwelling units) into separate Planning Areas 21A and 21B, totaling 172.7 acres and 494 dwelling units;
- Converted Planning Area 22 from a Medium Density (2-5 du/ac) to an Open Space/Drainage/Parkland land use category, which allows no residential dwelling units;
- Reconfigured the land area for Planning Area 25, retaining 26.4 acres for Open Space; and
- Reconfigured the land area for Planning Area 12 (15.8 acres and 32 dwelling units) into separate Planning Areas 12A and 12B, and converted Planning Area 12 from a Low Density (2.0 du/ac) to a Medium Low Density (3.1 du/ac) land use category (Planning Area 12A – 10.8 acres, 34 units) and to a Parks land use category (Planning Area 12B – 5 acres).

Amendment No. 5 (adopted June 5, 2007) reconfigured the land area and/or adjusted the statistical abstracts for Planning Areas 2A, 5, 7, 9, 10A, 10B, and 13A to permit implementation of a 180 DU condominium project. The changes to the Specific Plan as approved in Amendment No. 5 were as follows:

- Reduced the size of Planning Area 7 from 28.6 acres to 23 acres, and lowered the number of dwelling units allocated to this planning area from 106 units to 85 units;
- Increased the size of the open space within Planning Area 2A from 10 acres to 15.6 acres to provide habitat needed in support of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP);
- Changed the residential land use designation for Planning Area 9 from “Medium Density (2-5 du/ac)” to “Medium High Density (5-8 du/ac);”
- Transferred 21 dwelling units from Planning Area 7 to Planning Area 9; and
- Transferred unrealized residential units from maps recorded within Planning Areas 5, 10A, 10B, and 13A (totaling 58 units) to Planning Area 9.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

1.2 PROJECT SUMMARY

The Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. As part of the proposed Project, planning area boundaries, acreage, and unit allocations would be adjusted to allow for the development of 23 medium density residential units in (proposed) Planning Area 1; 62 medium-high residential units in (proposed) Planning Area 3; 118 medium density residential units in (proposed)

Planning Area 5A; 61 medium-high density residential units in (proposed) Planning Area 6; and 85 medium-density residential units in (proposed) Planning Area 85. In addition, (proposed) Planning Areas 52A and 52B would accommodate approximately 1.6 acres of open space land. Planning Area 2A, which traverses the Project site, would be realigned and would increase in size from 10.0 acres to 15.6 acres of Conservation/Drainage. The school site previously planned within (former) Planning Area 6 would be eliminated as part of SP 286A6. Please refer to Section 2.0, *Project Description*, for a comprehensive description of the proposed Project.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.3.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

1.3.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. 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, shows any of the following:
 1. The project will have one or more significant effects not discussed in the previous EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. 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 measure or alternatives; or
 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail Section 1.3.5 and in the Initial Study (Appendix A), none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.3.3 Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0) and the Project Description (Section 2.0).
- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Appendix A), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in FEIR No. 374.

- c. The Mitigation Monitoring and Reporting Program (MMRP), as modified herein, included as Appendix B.
- d. Fourteen (14) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices C-K.

Appendix C	Air Quality Assessment, prepared by Mestre Greve Associates and dated December 18, 2014;
Appendix D1	Biological Resources Assessment, prepared by Helix Environmental Planning, and dated March 4, 2015;
Appendix D2	Determination of Biologically Equivalent or Superior Preservation Report, prepared by Helix Environmental Planning, and dated March 11, 2015;
Appendix D3	Burrowing Owl Survey, prepared by Helix Environmental Planning, and dated September 19, 2014;
Appendix D4	Least Bell's Vireo Survey, prepared by Helix Environmental Planning, and dated August 14, 2014;
Appendix E1	Cultural Resources Survey, prepared by Dudek, and dated November, 2014;
Appendix E2	Paleontological Resources Survey, prepared by Dudek, and dated November, 2014.
Appendix F	Preliminary Geotechnical Investigation, prepared by John R Byerly Incorporated, and dated December 11, 2014;
Appendix G	Greenhouse Gas Assessment, prepared by Mestre Greve Associates, and dated December 18, 2014;
Appendix H	Phase I Environmental Site Assessment, prepared by LOR Geotechnical Group Inc., and dated July 31, 2013;
Appendix I	Noise Impact Analysis, prepared by Mestre Greve Associates, and dated July 16, 2014;
Appendix J	Traffic Impact Analysis, prepared by Trames Solutions Inc., and dated July 10, 2014;
Appendix K	Preliminary Water Quality Management Plan, prepared by Hunsaker & Associates, and dated September 9, 2014;
Appendix L	Hydrology Report, prepared by Hunsaker & Associates, and dated October 7, 2014.

- e. The Draft and Final EIR No. 374, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to EIR No. 374, Findings and Statement of Facts, Statement of Overriding Considerations, and Board of Supervisors Resolution No. 97-090.

Each of the appendices listed above are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California.

1.3.4 Initial Study Checklist

The County of Riverside prepared the proposed Project's Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the Program EIR. The checklist and an explanation of each answer on the form can be found in Appendix A.

As presented in Appendix A, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 374 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 374 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 374 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 374. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

Additionally, it should be noted that EIR No. 374 included a variety of mitigation measures that were not numbered. In order to facilitate discussion of individual mitigation requirements from EIR No. 374, the mitigation measures have been re-numbered (refer to the Mitigation Monitoring and Reporting Program in Appendix B).

1.3.5 Initial Study Findings

Appendix A to this EIR Addendum contains a copy of the Initial Study/Environmental Assessment that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42681). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, or utilities/service systems. More specifically, the County of Riverside has determined that an Addendum to EIR No. 374 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), the proposed Project would not require major revisions to the previously-certified EIR No. 374 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 374. In summary, the Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. Specifically, as part of the proposed Project land uses designations would be altered to allow for the development of 23 medium density residential units in (proposed) Planning Area 1, 62 medium-high residential units in (proposed) Planning Area 3, 118 medium density residential units in (proposed) Planning Area 5A, 61 medium-high density residential units in (proposed) Planning Area 6, and 85 medium-density residential units in (proposed) Planning Area 7. In addition, (proposed) Planning Areas 52A and 52B would accommodate approximately 1.6 acres of open space land. Planning Area 2A, which traverses the Project site, would be realigned and increased in size from 10.0 to 15.6 acres. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a concomitant reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374 and subsequent addenda thereto. As such, there would be no new environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 374.
- b) EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan would result in significant and unavoidable impacts to wildlife/vegetation (due to the expansive loss of agricultural field habitat), climate and air quality (due to short term particulate emissions during construction and cumulative emissions that would exceed the threshold of significance), noise (due to regional traffic increases), and agriculture (due to development on Class I and II Prime soils). In addition, EIR No. 374 concluded that the project would be growth-inducing. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), there are no components of the proposed Project that would result in new or increased impacts to wildlife/vegetation, climate and air quality, noise or agriculture. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in the EIR No. 374.

- c) Subsequent to the certification of EIR No. 374, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 374 was prepared.
- d) The Project's discretionary actions, which include a Specific Plan Amendment, Change of Zone, and a Tentative Tract Map, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 374.
- e) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 374 was certified and that would substantially reduce impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- f) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 374 have been identified to reduce the significant unavoidable impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- g) Technical reports that evaluate the proposed Project were prepared for the subject areas of air quality, biological resources, cultural resources, geology, greenhouse gas emissions, hydrology/water quality, hazards, traffic, and noise. Copies of these reports are contained within the appendix of this document. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 374. Specifically, these technical reports concluded as follows:
 - 1. The *Air Quality Assessment* (Technical Appendix C), dated December 18, 2014 and prepared by Mestre Greve Associates concludes that the proposed Project would not result in any new impacts or more severe impacts associated with air quality than previously disclosed in EIR No. 374;
 - 2. The *Biological Resources Assessment* (Technical Appendix D1), dated January 22, 2015; *Determination of Biologically Equivalent or Superior Preservation Report* (Technical Appendix D2), dated December 8, 2014; *Burrowing Owl Survey* (Technical Appendix D3), dated September 19, 2014; and the *Least Bell's Vireo Survey* (Technical Appendix D4), dated August 4, 2014, all of which were prepared by Helix Environmental, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR No. 374, nor would the Project conflict with any applicable Multiple Species Habitat Conservation Plan (MSHCP) policies;
 - 3. The *Cultural Resources Study* (Technical Appendix E1), dated November, 2014 and the *Paleontological Resources Study* (Technical Appendix E2) prepared by Dudek, do not identify any concerns associated with potential cultural or paleontological resources on-site and provide standard recommendations to ensure that future development on the Project site does not impact and potential resources on-site;

4. The *Preliminary Geotechnical Investigation* (Technical Appendix F), prepared by John R. Byerly, Inc., and dated December 11, 2014, does not identify any concerns associated with the site's geology or soils, and provides standard recommendations to ensure that future development on the Project site does not present any hazards to life or property;
5. The *Greenhouse Gas Assessment* (Technical Appendix G), dated December 18, 2014 and prepared by Mestre Greve Associates, concludes that the proposed Project would not result in any new or more severe impacts associated with greenhouse gas emissions;
6. The *Phase I Environmental Site Assessment* (Technical Appendix H), prepared by LOR Geotechnical Group Inc., and dated July 31, 2013, does not identify any concerns associated with hazardous site materials;
7. The *Noise Impact Analysis* (Technical Appendix I), dated July 16, 2014 and prepared by Mestre Greve Associates, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with noise beyond what was previously disclosed in EIR No. 374;
8. The *Traffic Impact Analysis* (Technical Appendix J), dated July 10, 2014 and prepared by Trames Solutions, Inc., concludes that the proposed Project would not result in any new impacts or more severe impacts associated with traffic than previously disclosed in EIR No. 374;
9. The *Preliminary Water Quality Management Plan* (Technical Appendix K) prepared by Hunsaker & Associates and dated September 29, 2014, identifies measures that would need to be incorporated into future developments for the site to preclude significant water quality effects. Mandatory compliance with the recommendations of the Water Quality Management Plan (WQMP), as required pursuant to the County's Conditions of Approval for the Project, would ensure that the Project would not result in new or more severe impacts to water quality than previously disclosed in EIR No. 374; and
10. The *Preliminary Hydrology Analysis* (Technical Appendix L), prepared by Hunsaker & Associates and dated October 7, 2014, concludes that the Project would not result in any new or more severe impacts to hydrology beyond what was previously disclosed in EIR No. 374.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Appendix A), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b). The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 374.

1.3.6 EIR Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified FEIR No. 374, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approval, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approval, or deny approval of the proposed Project.

1.3.7 Incorporation by Reference

CEQA Guidelines §15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” This EIR Addendum incorporates the following documents by reference in accordance with § 15150:

- EIR No. 374 (SCH No. 92032040), prepared in support of the Winchester 100 Specific Plan and certified by the Riverside County Board of Supervisors 1997;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

The above-referenced documents are all available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the list of documents included in Section VII., *References*, of the Project’s Initial Study (Appendix A). All of the documents listed in Section VII of the Initial Study are also available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, and/or on-line at the location identified in Section VII of the Initial Study.

2.0 PROJECT DESCRIPTION

The Project evaluated by this Addendum to Environmental Impact Report No. 374 (EIR 374) is located within unincorporated Riverside County, California. The proposed Project consists of applications for Amendment No. 6 to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) (hereafter, "proposed Project" or "Project"). The Project site comprises approximately 105.5 acres of partially developed land located in the northern portion of Specific Plan No. 286 (SP 286), and encompasses all areas that would be affected by SP 286A6 and/or TTM 36722.

This section provides all of the information required by CEQA Guidelines §15124, including: a description of the Project's precise location and boundaries; a statement of the Project's objectives; a description of the Project's technical, economic, and environmental characteristics; a list of government agencies that are expected to be involved in the Project's decision-making processes; a list of the permits and approvals that are required to implement the Project; and a list of related environmental review and consultation requirements. Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA.

2.1 PROJECT SITE DEFINITION

Discretionary applications associated with the proposed Project would primarily affect approximately 105.5 acres of land, which are hereafter referred to as the "Project site." Approximately 105.5 acres would be affected by SP 286A6, of which approximately 40.6 acres would be subdivided by TTM 36722. Figure 2-1, *Project Site*, identifies the Project site, and shows the areas that would be affected by both SP 286A6 and TTM 36722. It should be noted that additional off-site improvements would be required in support of the Project, and the areas that would be physically affected by the installation of these improvements are herein described as the "off-site improvement areas." Refer to Section 2.5.1 for a detailed discussion of off-site improvement areas.

2.2 PROJECT SITE LOCATION

The Winchester 1800 Specific Plan No. 286 (SP 286) is located in the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, approximately 4.5 miles southeast of the City of Menifee and approximately 6.1 miles north of the City of Temecula (see Figure 2-2, *Regional Map*). The +/- 105.5 acres that would be affected by the proposed Project occur in the northernmost area of SP 286, and are located east of Winchester Road (SR-79), west of Washington Street, and south of Keller Road. State Route 74 (SR-74) is located approximately 7.75 miles to the north of the site, and Interstate 215 (I-215) is located approximately 4.6 miles west of the site, as illustrated on Figure 2-3, *Vicinity Map*, and Figure 2-4, *USGS Topographical Map*.

2.3 PROJECT SETTING AND SURROUNDING LAND USES

As shown on Figure 2-5, *Aerial Photograph*, under existing conditions, the southeastern portion of the Project site (i.e., within existing Planning Area 5A and the southern portion of existing Planning Area 6) is developed with 118 single-family homes on minimum 7,200 s.f. lot sizes. Existing Planning Area 7, which occurs in the southwestern portion of the Project site, includes active agricultural fields, several existing residential structures, and an access road connecting the residential structures to Planning Area 5A via



FIGURE 2-1

Project Site

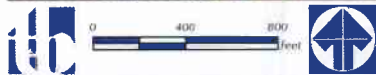
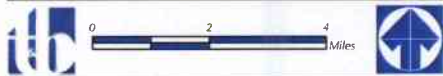




FIGURE 2-2

Regional Map



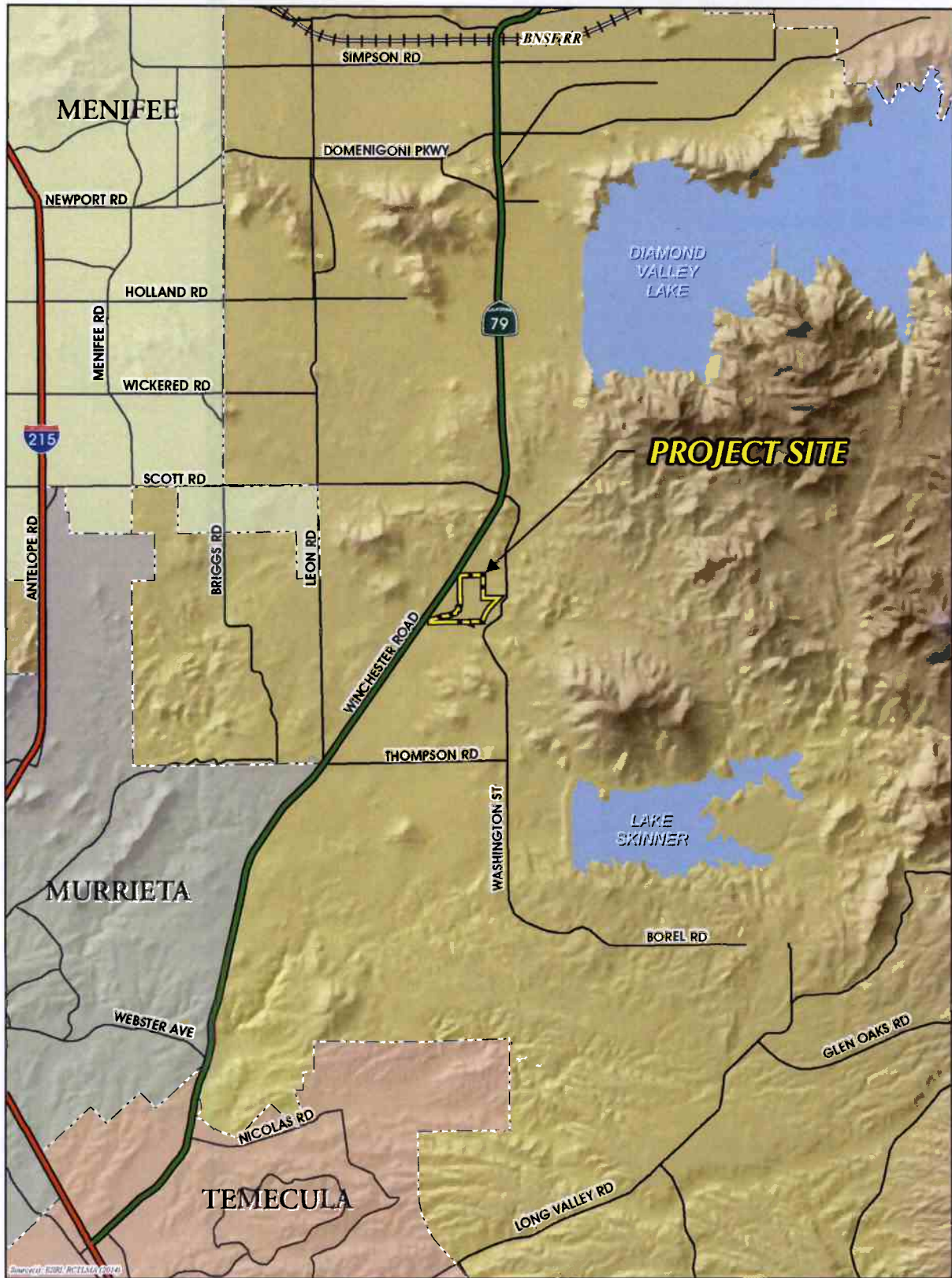


FIGURE 2-3

Vicinity Map

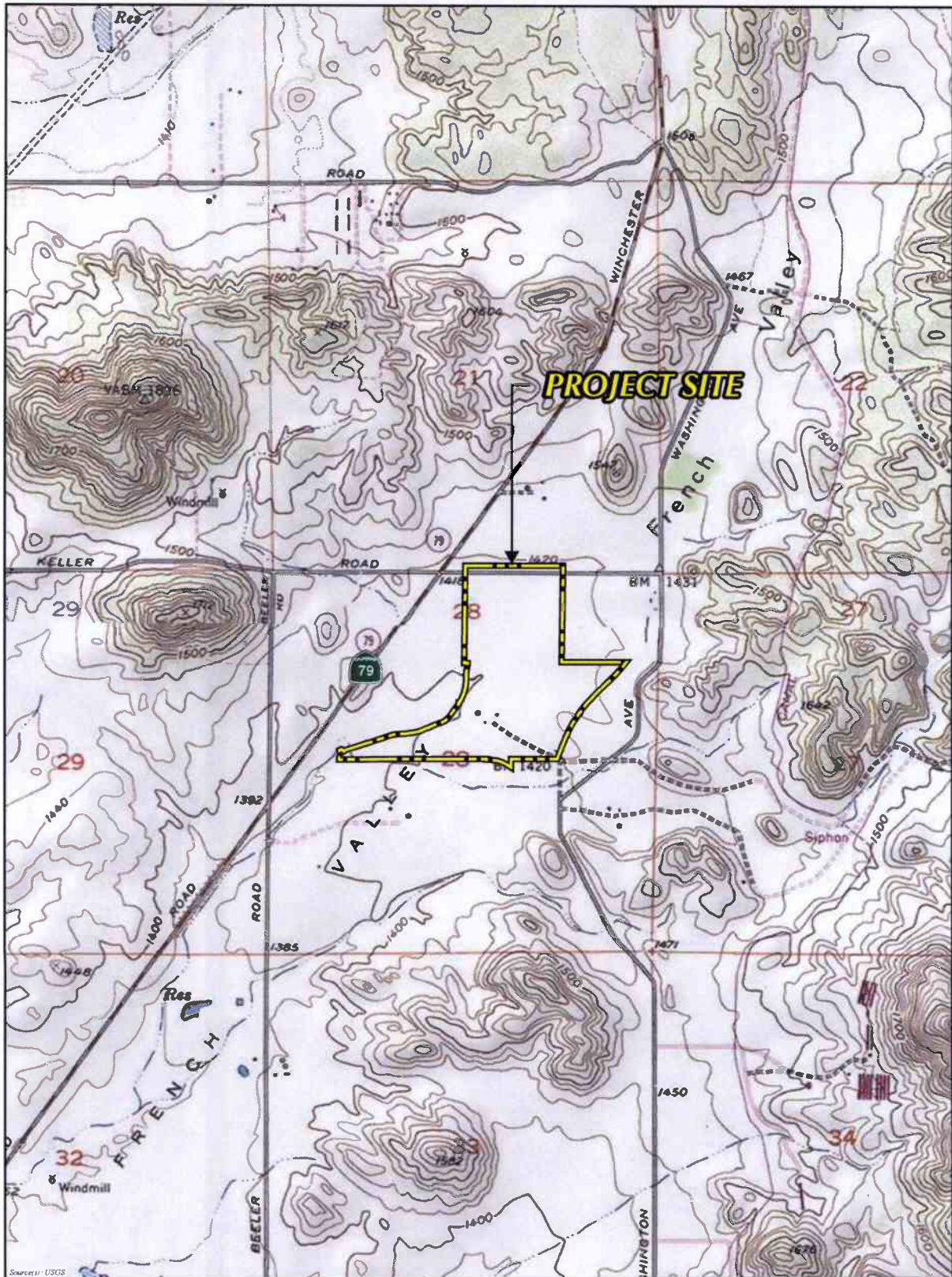


FIGURE 2-4

USGS Topographical Map

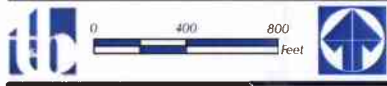
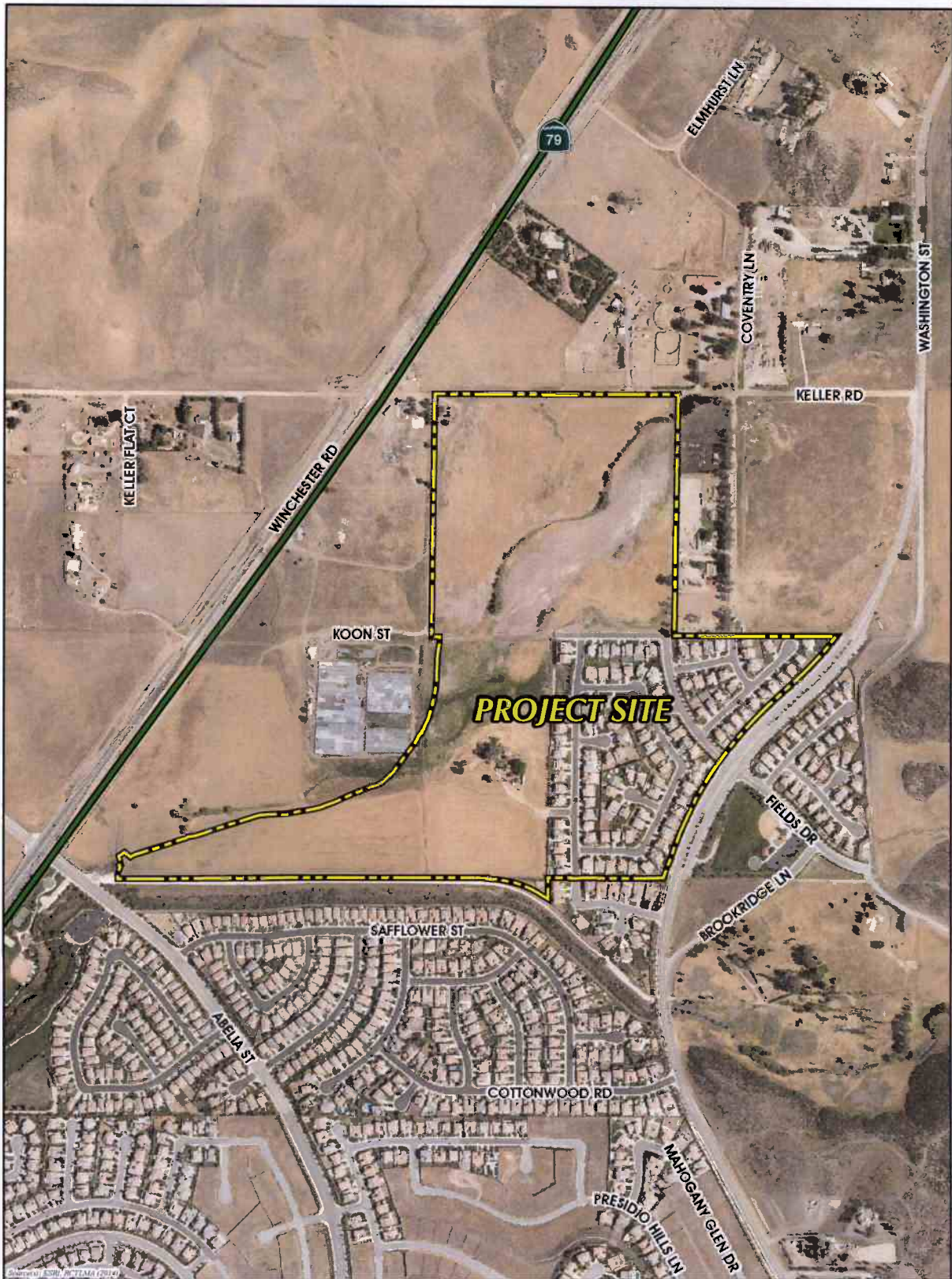


FIGURE 2-5

Aerial Photograph

Raeburn Drive. The northern portions of existing Planning Area 7 contain disturbed vegetation. The northern portions of the Project site, which are proposed for subdivision as part of TTM 36722, largely consist of disturbed lands that are regularly disced. Within the central portion of the TTM 36722 area is a large drainage channel that enters the site near the northeastern corner and traverses in a southwesterly direction, exiting the site near the south-central boundary of the TTM 36722 area. In the northwestern portion of the TTM 36722 area are several trees, earthwork stockpiles, and debris. Within the southeastern portion of the TTM 36722 area is a drainage basin that was constructed to temporarily treat flows from the residential neighborhood within existing Planning Area 5A. (Google Earth, 2013)

Areas to the south of the Project site and west of Washington Street are located within SP 286 and largely have been developed with a variety of residential, recreation, and open space/drainage land uses. To the west of the Project site are lands that also are located within SP 286, but that are currently being used for agricultural production (greenhouses and dryland farming). Areas to the north of the Project site include agricultural lands and rural residential uses. To the east of the Project site and westerly of Washington Street are agricultural support uses and fallow lands that appear to have been used for agricultural production in the past. To the east of the Project site, and easterly of Washington Street, are a mixture of agricultural and open space lands, an existing residential community containing single-family homes, and Washington Park. (Google Earth, 2013)

2.4 PROPOSED DISCRETIONARY APPROVALS

The Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. A detailed description of the proposed Project is provided in the following subsections.

2.4.1 Specific Plan No. 286 Amendment No. 6

Amendment No. 6 to Specific Plan No. 286 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to the +/- 105.5-acre site. Table 2-1, *Land Use Comparison-Existing Approved Specific Plan vs. Proposed Amendment No. 6*, provides a summary of the Planning Area changes associated with this Project. Figure 2-6, *Existing and Proposed Specific Plan Land Use Designations*, illustrates the proposed land use changes. Specifically, changes that would occur as a result of SP 286A6 include the following:

- Planning Area 1 is located in the northern portion of SP 286 adjacent to Keller Road, and is approved for development with up to 269 "Very High Multi-Family" residential dwelling units on 17.9 acres, resulting in a target density of 15.0 dwelling units per acre (du/ac). SP 286A6 proposes to realign Keller Road to provide a 90-degree intersection with Winchester Road and provide a location for a new water quality basin. As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:
 - Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.

- Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62 “Medium-High Density” residential dwelling units, resulting in a target density of 5.2 du/ac.
- Proposed Planning Area 52A is proposed for “Open Space/Drainage” land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.
- Planning Area 2A is located in the northeastern portions of SP 286 and extends from the northeastern corner of the Specific Plan area to the existing drainage channel within Planning Area 2C. Planning Area 2A would be slightly realigned as part of the Project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for “Open Space – Conservation/Drainage” land uses.
- Planning Areas 3, 5A, 6, and 7 are located in the northeastern portions of SP 286, immediately east of the Conservation/Drainage area within Planning Area 2A. Planning Area 3 comprises 5.0 acres and is designated as a future park site. Planning Area 5A encompasses 33.4 acres approved for development with up to 118 “Medium-Low Density Residential” dwelling units at a target density of 3.5 du/ac, and this planning area has been fully built-out. Planning Area 6 encompasses 10.0 acres and is designated for a future school site (or the construction of up to 27 dwelling units). It should be noted that the southern portion of Planning Area 6 was previously developed with medium density residential uses. Planning Area 7 comprises approximately 23.0 acres, and is designated for development with up to 85 “Medium Density Residential” dwelling units at a target density of 3.7 du/ac. As part of SP 286A6, these four planning areas would be reconfigured into the following arrangement of Planning Areas:
 - Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the “Medium-Low Density Residential” land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site within Planning Area 6, which is proposed to be eliminated as part of SP 286A6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.
 - Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 “Medium-High Density Residential” dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.
 - Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 “Medium Density Residential” dwelling units at a target density of 4.0 du/ac.
 - Proposed Planning Area 52B would comprises 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for “Open Space/Drainage.”

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition to the above-described changes, SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection.

Finally, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

No additional changes to the Winchester 1800 Specific Plan are proposed as part of SP 286A6.

2.4.2 Change of Zone Case No. 08723

Change of Zone Case No. 07823 (CZ 07823) proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 (Ordinance No. 348.3789) to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries that reflect the refinements proposed as part of SP 286A6.

2.4.3 Tentative Tract Map No. 36722

A. Land Use Summary

Tentative Tract Map No. 36722 (TTM 36722) is shown on Figure 2-7, *Tentative Tract Map No. 36722*. It covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A2 and a segment of Keller Road, as described above. A summary of the lots proposed to be created by TTM 36722 is presented below in Table 2-2, *Summary of Tentative Tract Map No. 36722*. As shown in Table 2-2, TTM 36722 would subdivide the +/- 40.6 acre site into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; ten (10) open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"-"J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. A detailed description of the various land uses that would result from the approval of TTM 36722 is provided below.

- **Single Family Residential.** TTM 36722 proposes to subdivide 20.1 acres of property to provide a total of 146 single-family lots that would range in size from 5,000 square feet (s.f.) to 13,922 s.f. Table 2-3, *TTM 36722 Residential Lot Summary*, provides a summary of the residential lots proposed as part of TTM 36722.
- **Water Quality and Open Space Areas.** TTM 36722 proposes to establish a number of lots for water quality, drainage conveyance, open space, landscaping, and access purposes. Table 2-2 summarizes these lots, which also are described below.

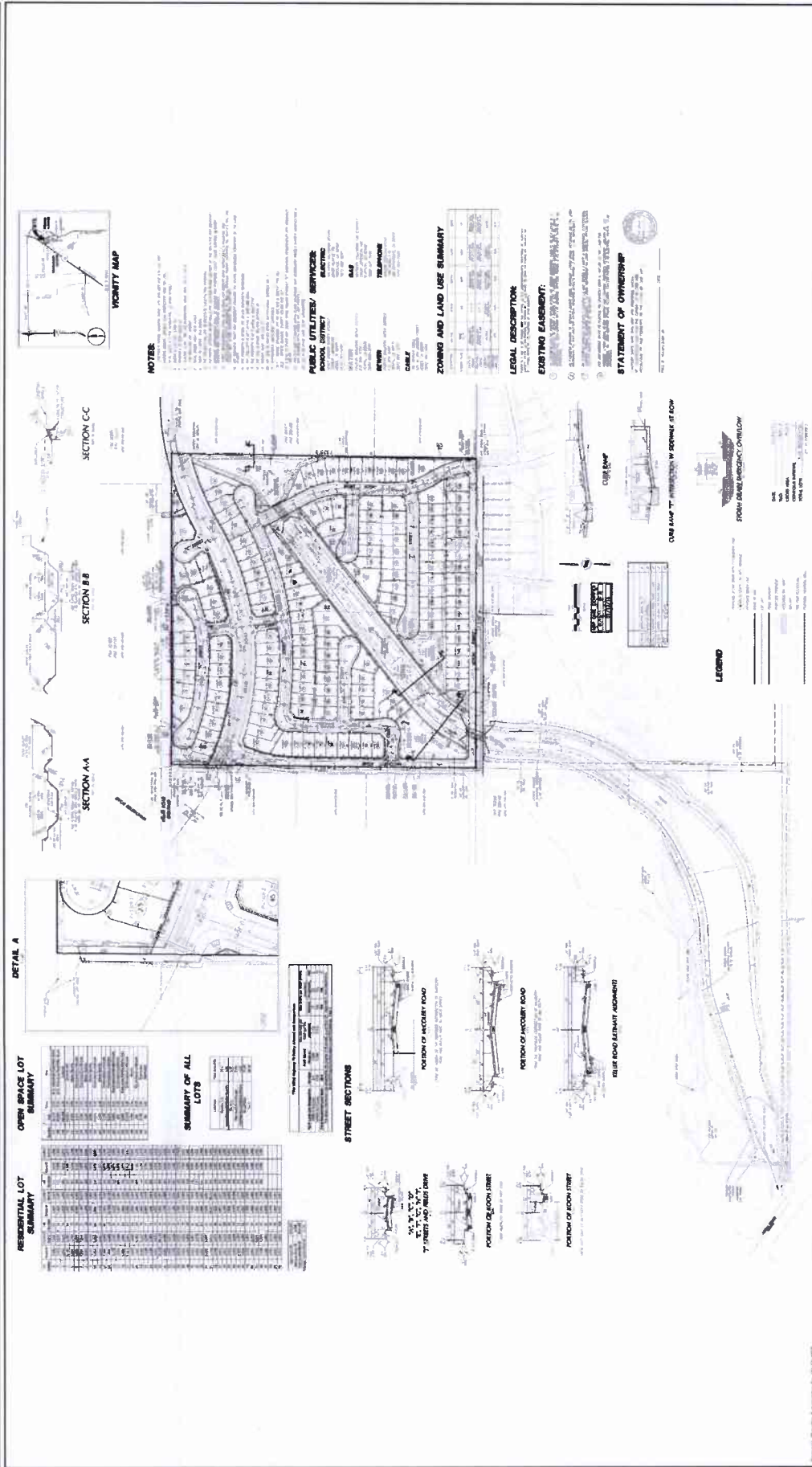


FIGURE 2-7
Tentative Tract Map No. 36722
PAGE 2-12

Table 2-2 Summary of Tentative Tract Map No. 36722

Lots	Land Use	Acreage	% of Project Site
1-146	Single-Family Residential	20.1	49.48%
147,148, 151, 154, 155, 157	Basin/ Drainage/ Water Quality	1.99	4.90%
149-150	Channel/Channel Inlet	5.22	12.85%
152, 153, 156, 158, 159, 161, 163, 165, 166, 167	Open Space/Landscape	0.98	2.41%
160, 162, 164	Open Space/Landscape/Access	0.24	0.59%
--	Roads	12.09	29.76%
Project Totals:		40.62	100.0%

Note: Project totals reflect rounding. (Hunsaker & Associates, 2015)

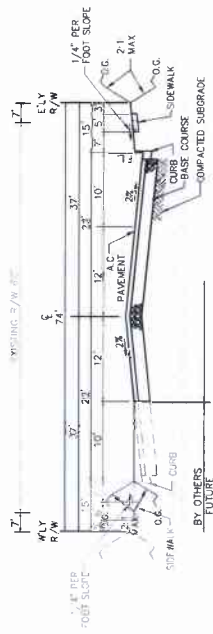
Table 2-3 TTM 36722 Residential Lot Summary

Lot Number	Gross SF	Usable/ Net SF	Lot Number	Gross SF	Usable/ Net SF	Lot Number	Gross SF	Usable/ Net SF
1	7,882	7,046	51	5,423	5,323	101	5,474	5,064
2	5,523	5,523	52	5,423	5,323	102	5,506	5,118
3	5,653	5,637	53	5,423	5,323	103	5,555	5,071
4	5,786	5,786	54	5,802	5,016	104	6,348	5,879
5	5,851	5,851	55	5,319	5,300	105	6,354	5,784
6	5,095	5,095	56	6,359	6,359	106	6,149	5,795
7	7,814	7,814	57	11,447	10,173	107	5,898	4,948
8	8,991	8,444	58	5,379	5,020	108	5,879	4,839
9	6,741	6,741	59	5,000	5,000	109	5,879	4,879
10	5,463	5,463	60	5,000	5,000	110	5,879	4,909
11	6,267	6,267	61	5,713	5,713	111	5,879	4,919
12	7,189	6,408	62	7,340	7,340	112	5,879	4,939
13	5,604	5,604	63	12,966	11,543	113	5,879	4,969
14	6,190	5,542	64	6,473	6,100	114	5,879	4,989
15	5,901	5,460	65	5,267	5,267	115	5,879	5,019
16	5,466	5,466	66	5,026	5,026	116	5,879	5,039
17	5,441	5,441	67	5,000	4,999	117	5,911	5,131
18	5,648	5,648	68	5,064	5,064	118	9,608	9,105
19	5,461	5,461	69	5,200	5,200	119	5,235	5,235
20	5,634	5,634	70	5,336	5,336	120	5,574	5,574
21	5,536	5,530	71	6,002	5,070	121	5,751	5,751
22	5,490	5,490	72	5,646	4,814	122	5,250	5,250
23	5,495	5,495	73	5,000	5,000	123	5,250	5,250
24	11,116	10,135	74	5,012	5,012	124	5,250	5,250
25	6,612	6,308	75	5,104	5,104	125	5,250	5,250
26	5,816	5,521	76	5,117	5,115	126	5,250	5,250
27	5,279	5,120	77	5,116	5,116	127	5,136	5,136
28	8,679	5,322	78	5,166	5,166	128	10,603	10,603
29	5,423	5,221	79	5,163	5,163	129	7,103	5,627
30	5,423	5,203	80	5,117	5,117	130	5,000	5,000
31	5,422	5,194	81	7,419	7,419	131	5,000	5,000
32	5,422	5,178	82	7,230	7,230	132	5,000	5,000
33	5,422	5,172	83	5,896	5,896	133	5,000	5,000
34	5,422	5,167	84	5,059	5,059	134	5,000	5,000
35	5,748	4,991	85	10,157	10,157	135	5,000	5,000
36	5,728	5,171	86	5,892	5,892	136	5,000	5,000
37	5,422	5,146	87	5,877	5,877	137	5,000	5,000
38	5,422	5,134	88	6,109	6,109	138	5,000	5,000
39	5,422	5,131	89	7,828	6,593	139	5,000	5,000
40	5,443	5,149	90	13,922	13,820	140	5,000	5,000
41	5,556	5,249	91	5,270	5,270	141	5,380	5,000
42	5,406	5,086	92	5,037	5,037	142	5,380	5,000
43	5,766	5,453	93	5,000	5,000	143	5,000	5,000
44	6,971	6,704	94	5,000	5,000	144	5,000	5,000
45	9,533	9,071	95	5,000	5,000	145	5,000	5,000
46	7,500	7,303	96	6,436	5,764	146	5,000	5,000
47	5,595	5,495	97	6,839	6,382			
48	5,472	5,372	98	5,373	4,993			
49	5,423	5,323	99	5,407	5,027			
50	5,423	5,323	100	5,441	5,061			

- o *Water Quality Detention/Sand Filter Basins.* TTM 36722 proposes to create two (2) water quality detention/sand filter basins on +/- 1.64 acres in lots 147 and 148, which are located in proposed Planning Areas 52A and 52B of SP 286A6, immediately adjacent to the proposed flood control channel in Planning Area 2A. Lot 148 would detain and provide first-flush treatment of runoff from the northern portions of the site, while Lot 147 would provide first-flush treatment of runoff from the southeastern portions of the site.
- o *Channel and Channel Inlet.* TTM 36722 proposes to create a flood control channel and channel inlet in Lots 149 (3.73 acres) and 150 (1.49 acres), respectively, both of which are located within Planning Area 2A of SP 286. Runoff tributary to the site from the northeast would be conveyed via Lot 150 through a proposed culvert under Fields Drive to Lot 149, which would convey flows to a second proposed culvert beneath Koon Street and off-site in a southwesterly direction.
- o *Open Space/Landscape.* TTM 36722 proposes to create ten open space lots (Lots 152, 153, 156, 158, 159, 161, 163, 165, 166, and 167) on a total of +/- 0.98 acre. These lots encompass existing and proposed easement areas and common landscape areas.
- o *Water Quality.* Lots 151, 154, 155, and 157 would consist of vegetated bio-swales on +/- 0.36 acres. These lots are located along either side of the flood control channel in Lot 149.
- o *Open Space/Landscape/Access.* TTM 36722 proposes to create three (3) lots (Lots 160, 162, and 164) that would serve as open space/landscaped areas and also would provide access for maintenance. Lot 160 would accommodate a 20-foot access easement and under driveway drain between existing Keller Road and proposed realigned Keller Road. Lot 162 also would accommodate access and an under driveway drain between existing Keller Road and proposed "A" Street. Lot 164 is located in the western portion of the site and would accommodate a 12-foot access easement between existing and proposed Keller Road. These three lots would have a total area of +/-0.24 acres.
- *Public Roadways/Rights-of-Way.* TTM 36722 proposes several public roadways on-site (Streets 'A' through 'J'), and also would accommodate the realignment of a segment of Keller Road, frontage improvements along Koon Street, half-width and full-width improvements to the realigned McCoulerly Road, and full-width improvements to Fields Drive. Roadway improvements and dedications would encompass approximately 12.09 acres of the site. Section 2.4.3.B, *Proposed Circulation Improvements*, provides a more detailed description of the roadway improvements planned as part of the Project.

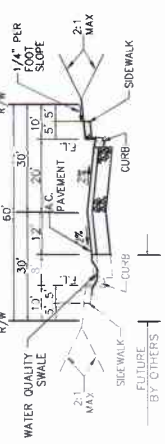
B. Proposed Circulation Improvements

As shown previously on Figure 2-7, the Project proposes to construct or expand several existing and proposed public roadways. Figure 2-8, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Primary access to the Project site would be provided via Fields Drive in the southeast corner of TTM 36722, the proposed realigned Keller Road in the northern portions of TTM 36722, McCoulerly Road along the western boundary of TTM 36722, and from Koon Street along the southern boundary of TTM 36722. A description of the roadway improvements planned as part of the Project is provided below.



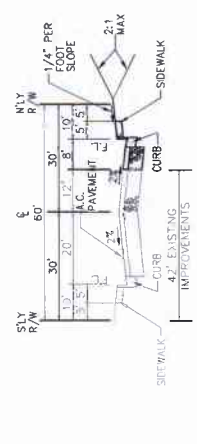
PORTION OF McCOLLEARY ROAD
N.T.S.

FROM 96' SOUTH OF THE PROPOSED INTERSECTION OF McCOLLEARY ROAD AND KELLER ROAD TO KOON STREET



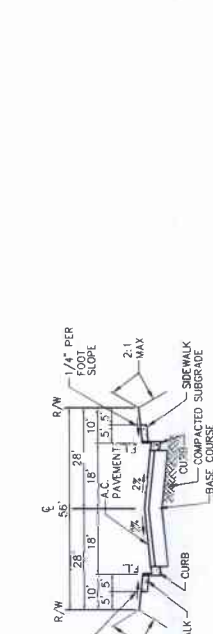
PORTION OF KOON STREET
N.T.S.

FROM McCOLLEARY ROAD TO 697' EAST

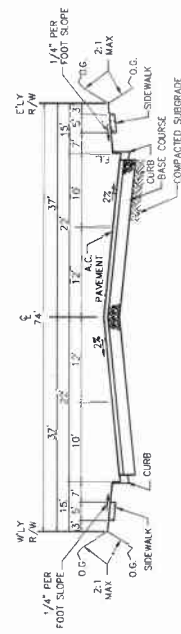


PORTION OF KOON STREET
N.T.S.

FROM 697' EAST OF McCOLLEARY ROAD TO FIELDS DRIVE

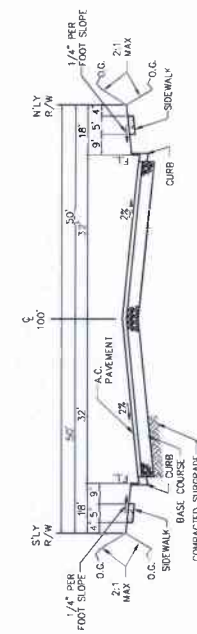


"A", "B", "C", "D", "E", "F", "G", "H", "I", "J" STREETS AND FIELDS DRIVE
N.T.S.



PORTION OF McCOLLEARY ROAD
N.T.S.

FROM THE PROPOSED INTERSECTION OF McCOLLEARY ROAD AND KELLER ROAD TO 96' SOUTH



KELLER ROAD (ULTIMATE ALIGNMENT)
N.T.S.

Source: Standard & Associates, Inc. 08-11-2010



- **Keller Road.** Keller Road would be realigned through the northern portion of TTM 36722 to accommodate a 90-degree intersection with Winchester Road. The realigned facility would be improved to its full-width standard through the TTM 36722 property as a Secondary Highway, with a total right-of-way of 100 feet. Keller Road would include 64 feet of travel lanes, with an 18-foot parkway on either side. Each parkway would include a five (5) foot curb-separated with landscaping along both sides of the sidewalks.
- **McColery Road.** Under existing conditions, McColery Road is an unimproved dirt roadway located along the western boundary of TTM 36722. As part of TTM 36722, McColery Road would be slightly realigned to provide a 90-degree intersection with future realigned Keller Road. From the intersection of McColery Road and realigned Keller Road to approximately 96 feet south of realigned Keller Road, McColery Road would be constructed to its full-width section as a Collector Road, with a total right-of-way of 74 feet that includes 44 feet of travel lanes, and a 15 foot parkway on either side of the roadway that accommodates five (5) foot curb-separated sidewalks. The portion of McColery Road between approximately 96 feet south of realigned Keller Road to Koon Street would be constructed to its half-width standard as a collector roadway, with 34 feet of travel and a 15-foot parkway along the eastern edge of the roadway that includes a five (5) foot curb-separated sidewalk.
- **Koon Street.** Under existing conditions, Koon Street is improved to its half-width standard along the eastern half of the southern boundary of TTM 36722 (i.e., from approximately 697 feet east of McColery Road to Fields Drive), with 32 feet of travel lanes and a 10-foot parkway along the southern edge of the road that includes a five-foot curb-adjacent sidewalk along the southern edge. As part of the Project, this roadway would be improved to its half-width standard as a local roadway along the portion between McCoulerly Road and approximately 697 feet easterly of McColery Road, which would include 32 feet of travel lanes with a 10-foot parkway along the northern edge that features a five-foot curb-adjacent sidewalk. Remaining improvements along the southern edge of this portion of Koon Street would be constructed in the future by others. For the portion of this roadway located between Fields Drive and the above-described half-width improvements, TTM 36722 would complete full-width improvements, resulting in a total right-of-way of 60 feet with 32 feet of travel lanes and 10-foot parkways along both sides of the road, each of which would contain five (5) foot curb-adjacent sidewalks. Off-site grading easements would be required for the western portion of the proposed improvements to Koon Street.
- **Streets 'A' through 'J' and Fields Drive.** Streets 'A' through 'J' and Fields Drive would be constructed as full-width on-site public roadways with a total right-of-way width of 56 feet. These roadways would be improved with 36 feet of travel lanes and ten-foot parkways on each side. Each parkway would feature a five (5) foot curb-adjacent sidewalk.

C. **Proposed Drainage and Water Quality Improvements**

On-site stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which generally would convey all runoff towards the water quality/detention basins proposed within lots 147 and 148 of TTM 36722 for treatment prior to discharge. TTM 36722 also is designed to accommodate the existing drainage that traverses the property from the site's northeastern corner to the

southwestern corner. Figure 2-9, *Proposed Hydrology Map*, depicts the drainage pattern that would occur upon development of the site. A description of the drainage improvements is provided below.

As proposed by TTM 36722, all runoff generated from proposed on-site development areas would be directed towards a series of catch basins to be constructed within proposed on-site public roadways. All flows entering the on-site storm drainage system, including flows from the portion of McColery Road that would be improved as part of the Project, would be directed toward the water quality detention/sand filter basins planned within lots 147 and 148 via subsurface storm drain pipes. Following treatment of these flows within the water quality detention/sand filter basins, flows would be conveyed into the proposed flood control channel within Lot 149.

The drainage system proposed by TTM 36722 is designed to accommodate flows originating off-site to the north and east. As proposed, these existing off-site flows would enter Lot 150 via an embankment containing rip rap. Flows from within Lot 150 would be conveyed via a culvert beneath Fields Drive towards the drainage channel in Lot 149. Flows from Lot 149 would then be conveyed to the southwestern corner of the subdivision, where an additional culvert under Koon Street would convey flows off-site to the south and southwest similar to what occurs under existing conditions. Both on-site drainage areas would contain slopes at a maximum slope angle of 2:1 (horizontal:vertical).

Along the eastern and northern boundaries of the TTM 36722 property, three (3) foot wide v-ditches are designed at the rear of the residential lots to collect minor flows from the backs of the residential lots, as well as flows from off-site areas to the north and east. A portion of the flows that would be conveyed by the v-ditch planned along the northern property boundary would be routed westerly to a proposed storm drain to be constructed within open space lot 164 (i.e., at the westerly terminus of Street 'A') and conveyed via the on-site storm drainage system to the water quality detention/sand filter basin within Lot 148. The remaining stormwater flowing along the northern property boundary would be routed easterly to an under driveway drain proposed between Lots 7 and 9. A portion of the flows from the v-ditch to be constructed along the eastern boundary of the site would be routed northerly to the channel in lot 150 and conveyed into the proposed flood control channel in lot 149. The remaining drainage along the eastern boundary would be routed southerly to existing storm drain facilities located near the intersection of Fields Drive and Koon Street.

D. Proposed Water Service Improvements

Eastern Municipal Water District (EMWD) would provide water service to the proposed Project. As part of the Project, and as depicted on TTM 36722 (Figure 2-7), water lines would be constructed within Streets 'A' through 'J,' Keller Road, and the on-site portion of Fields Drive to provide domestic water service to individual lots. Water lines would connect to existing 8-inch facilities located at the intersections of Koon Street and Woodshire Drive and Koon Street and Fields Drive.

E. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by the Eastern Municipal Water District (EMWD). On-site wastewater would be conveyed via a series of sanitary sewer lines to be constructed within the on-site roadways (i.e., Keller Road, Fields Drive, and Streets 'A' through 'J'). Flows generated in the northern and northwestern portions of the site generally would be conveyed southerly via a proposed 12-inch sewer line to be constructed within McColery Road. Sewer flows from a majority of the

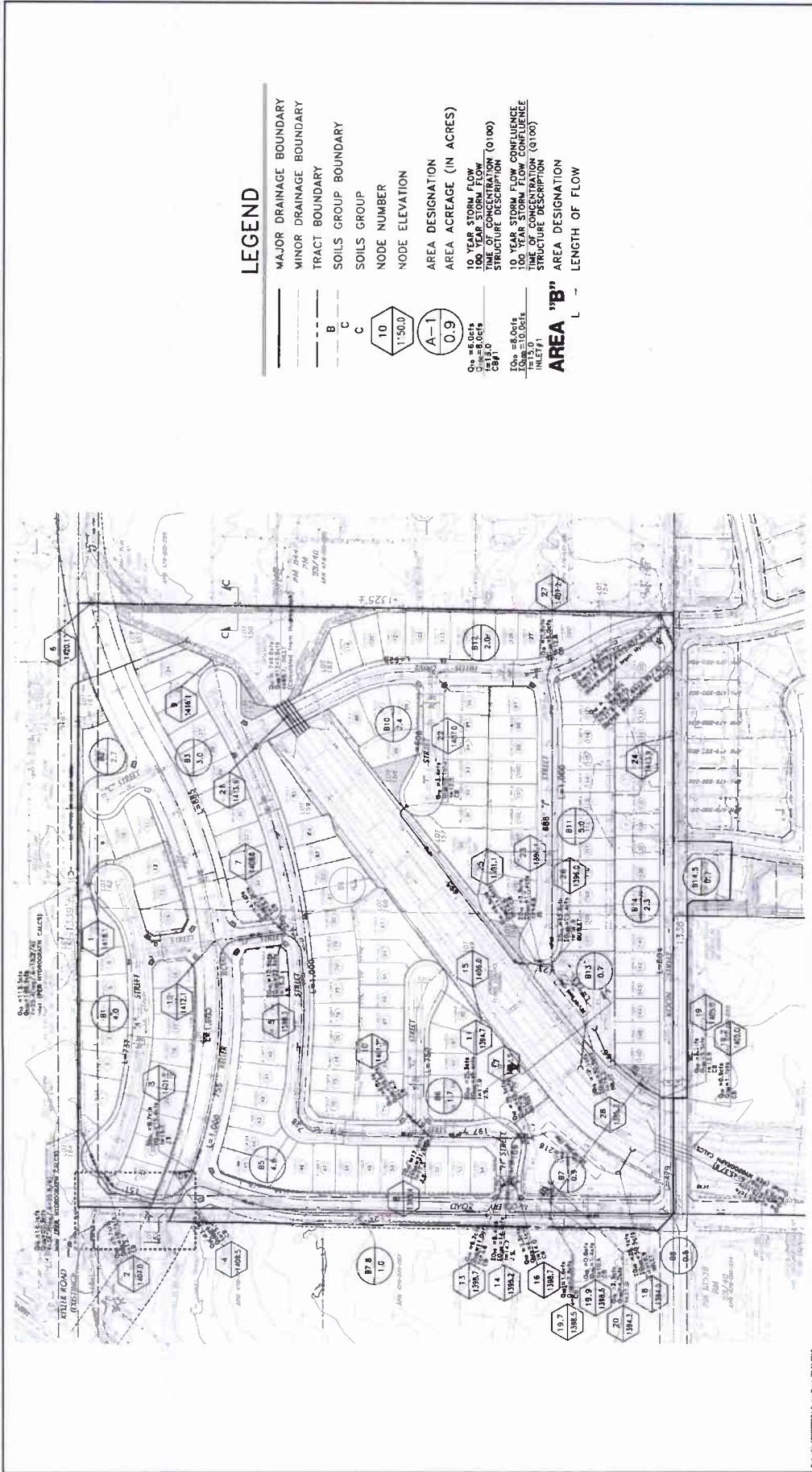


FIGURE 2-9

Proposed Hydrology Map
PAGE 2-18



T&B Planning, Inc.

southeastern portion of the site would be conveyed via proposed "J" Street to a proposed 20-foot sewer easement to be provided along the southern alignment of the on-site flood control channel in Lot 149. Flows from a majority of the lots along Koon Street would be conveyed via a proposed sewer main within Koon Street that would convey flows westerly. All sewer flows generated by development in TTM 36722 would be conveyed via a proposed 18-inch sewer line within an off-site 20-foot sewer easement proposed along the eastern edge of the off-site flood control channel, and thence via a proposed 40-foot sewer easement that would continue in a southwesterly direction towards an existing 18-inch sewer line located near the intersection of Abelia Street and Winchester Road (refer to Figure 2-7).

All sanitary sewer flows from the site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, approximately 9.2 miles southwest of the site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 14.0 million gallons per day (mgd) with a total capacity of 18.0 mgd. (EMWD, 2014)

F. Earthwork and Grading

TTM 36722 proposes to grade a majority of the +/-40.6 acre site to facilitate development of the property with residential, open space, and water quality/detention basin uses. A total of 334,140 cubic yards (c.y.) of cut and 334,140 c.y. of fill are anticipated in association with on-site grading activities, with no import or export of soil materials. Manufactured slopes would be constructed along the boundaries of the water quality/detention basins in Lots 147 and 148 and along the edges of the proposed flood control channel in Lot 149. These slopes would be constructed to a maximum slope angle of 4:1. Proposed slopes within Lot 150 would be constructed at a maximum slope angle of 2:1. Minor slopes also would be constructed at the read and/or side of lots within the proposed development, and would be constructed at a maximum slope angle of 2:1. Additionally, an estimated 106,410 c.y. of cut is anticipated in association with off-site improvements to the flood control channel proposed southerly and southwesterly of Lot 149 and Koon Street. Earthwork materials associated with the off-site flood channel construction would be stockpiled on the property for future grading activities.

G. Preliminary Landscape Plan

TTM 36722 is accompanied by a Preliminary Landscape Plan, as shown on Figure 2-10, *Preliminary Landscape Plan (1 of 2)*, and Figure 2-11, *Preliminary Landscape Plan (2 of 2)*. As part of the proposed Project, landscaping would be provided along on-site roadways, within on-site open space lots, and within the proposed water quality/ sand filter basins. *Franxinus oxycarpa* "raywood ash," *Quercus ilex* "holly oak," *Magnolia grandiflora* "southern magnolia," *Pinus elderica* "Afghan pine," *Kolereuteria bipinnata* "Chinese flame tree," *Lagerstoemia l'Muskogee* "crape myrtle," *Podocarpus gracilior* "fern pine," would serve as street trees along internal roadways (ie: 'A' Street through 'J' Street, Fields Drive, and Keller Road). McColery Road streetscapes would be planted with Afghan pines while the Koon Street parkway would be planted with *Pyrus Kawakamii* "evergreen pear." Hydroseed would be used within the water quality/detention basin in Lots 147 and 148 and within the proposed flood control channel and channel inlet within Lots 149 and 150. These lots would be surrounded by *Platanus racemosa* "California sycamore," *Quercus agriflora* "coast live oak," and *Sambucus nigra* "black elderberry." A mixture of trees and shrubs would be planted along the channel bottom. A mixture of trees, shrubs, and turf would be planted in the water quality basins within Lots 151, 154, 155, and 157. Lots 151 and 154 would also



FIGURE 2-11

Preliminary Landscape Plan (2 of 2)



feature a decomposed granite pathway with seating. Other landscaped lots on site would generally be landscaped with a mixture of trees, shrubs and turf. Each residential lot would be provided a crape myrtle or *Cercis occidentalis* "western redbud."

H. Preliminary Wall and Fence Plan

A preliminary wall and fence plan also accompanies TTM 36722. Proposed wall and fence placements are indicated on Figure 2-12, *Preliminary Wall and Fence Plan (1 of 2)*, and Figure 2-13, *Preliminary Wall and Fence Plan (2 of 2)*. As shown on Figure 2-12 and Figure 2-13, residential lots would be separated with six-foot vinyl fencing. A six-foot split-face block wall with caps would be placed at between lots at house returns and along the rear and side yards of some residential lots. A three-foot wide PVC gate would provide access to each lot's side yard. Six-foot tubular steel fencing would be provided along the tract's eastern boundary, along portions of the tract's northern and western boundaries, and around the flood control channel (Lot 149), channel inlet (Lot 150), and water quality/detention basins in Lots 147 and 148. A split-face block wall with cap would be placed along the rear and side yards of Lots 11 through 23, which border Keller Road, along the rear and side yards of Lots 45 through 50, which border McColery Road, and at the rear of Lot 55. A retaining wall would be placed at the rear of Lot 9, along a portion of Lot 164, and at the rear of Lots 64 through 70.

2.5 SCOPE OF ENVIRONMENTAL ANALYSIS

2.5.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 2-14, *Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical disturbance and/or improvement as part of the Project. As shown, proposed disturbance areas would include approximately 52.1 acres on-site. An additional 2.3 acres of disturbance would occur off-site to accommodate site grading and a proposed off-site sewer connection.

B. Anticipated Construction Schedule

Construction of the TTM 36722 portion of the site would include demolition, site preparation, grading, building construction, paving, and painting. Grading is expected to take less than six months and all construction on the TTM 36722 portion of the site is expected to be completed over a five year period (MGA, 2014a, pp. 13-14). An estimated construction schedule is provided in Section 3.0 of the Air Quality Assessment's Appendix (Technical Appendix C).

C. Major Construction Equipment

A variety of equipment would be used during construction of the TTM 36722 portion of the Project site including: tractors, loaders, backhoes, scrapers, paving equipment, air compressors, and industrial saws. A complete list of construction equipment is included in Section 3.0 of the Air Quality Assessment's Appendix (Technical Appendix C). (MGA, 2014a, Appendix, Section 3.0)

2.5.2 Proposed Operational Characteristics

The proposed Project would be operated as a residential community with supporting infrastructure. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots, and general maintenance of

2.0 PROJECT DESCRIPTION

County of Riverside
 Addendum to the Winchester 1800 Specific Plan EIR

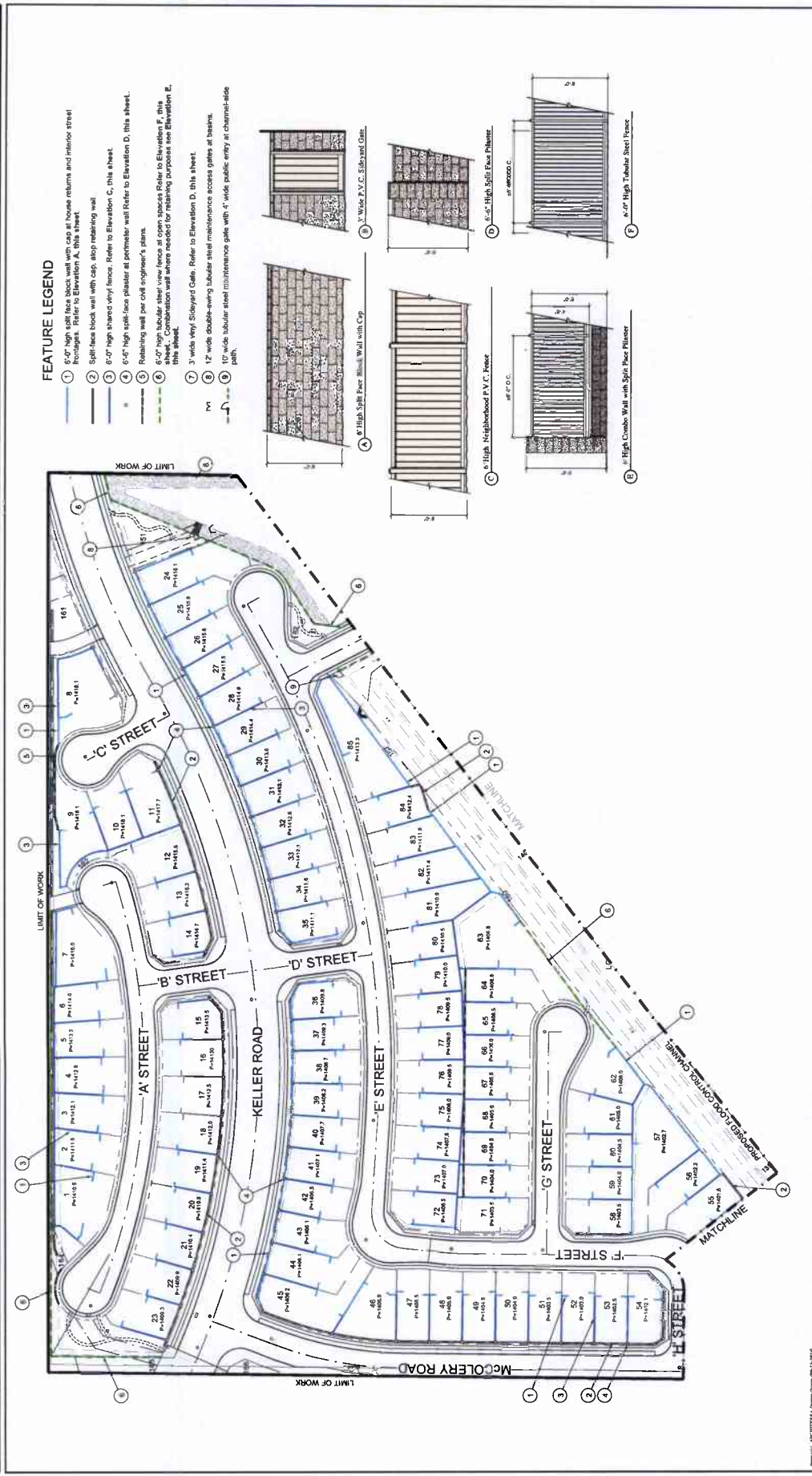


FIGURE 2-12
Preliminary Wall and Fence Plan (1 of 2)
 PAGE 2-23



2.0 PROJECT DESCRIPTION

County of Riverside
 Addendum to the Winchester 1800 Specific Plan EIR

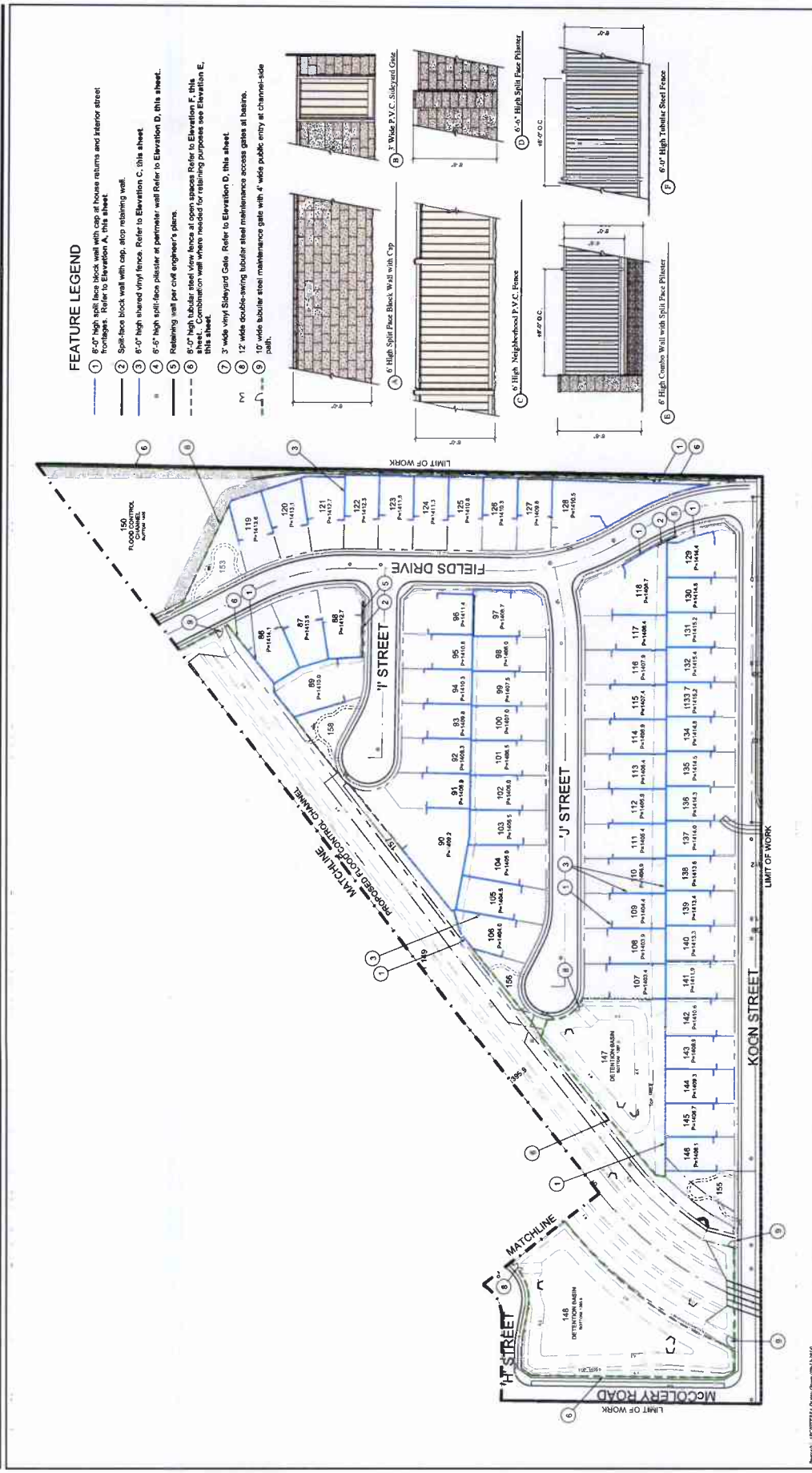


FIGURE 2-13

Preliminary Wall and Fence Plan (2 of 2)

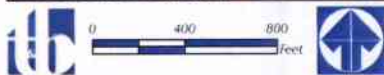


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FIGURE 2-14

Proposed Physical Limits of Disturbance



common areas and installed infrastructure. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

A. Future Population

The Project site comprises approximately 105.5 acres of land, an approximate 38.8-acre portion of which is already developed with residential homes. Implementation of the proposed Project would result in a net increase of up to 146 single-family homes (in addition to the 118 recorded residential lots within Planning Area 5A and the 85 dwelling units allocated to Planning Area 7, neither of which would be affected by the Project). Based on the population generation rates specified in CalEEMod (California Emissions Estimator Model), single-family homes generate approximately 2.86 persons per dwelling unit (SCAQMD, 2013, Appendix D). Accordingly, for purposes of analysis herein, buildout of TTM 36722 would result in an estimated future population of approximately 418 residents while buildout of the entire Project area (i.e., inclusive of Planning Areas 1, 3, 5A, 6, and 7) would result in a future population of 999 residents.

B. Future Traffic

Buildout of the TTM 36722 portion of the site is expected to generate approximately 1,390 trips per day with 110 vehicle trips per day during the AM peak hours and 146 vehicle trips during the PM peak hour (Trames Solutions, 2014, pp. 15-16).

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed common open space areas, the water quality/detention basins within Lots 147 and 148, on-site v-ditches, and common landscape areas within TTM 36722 would be maintained by a homeowners' association (HOA). All roadways would be maintained by Riverside County. The landscaped parkways alongside Keller Road and McColery Road would either be maintained by an HOA or by the Valley-Wide Recreation & Park District. Off-site drainage improvements and the proposed on-site flood control facilities within Lots 149 and 150 would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Riparian Conservation areas within lots 149 and 150 would be maintained by the Riverside Conservation Authority (RCA). Homeowners would be responsible for maintaining their own lots.

2.5.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of SP 286A6, CZ 07823, and TTM 36722, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 2-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This EIR addendum covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 2-4 or not.

Table 2-4 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve SP 286A6, CZ 07823, and TTM 36722. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this Addendum to EIR No. 374.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny SP 286A6, CZ 07823, and TTM 36722. • Reject or adopt this Addendum to EIR No. 374 along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Dept. of Fish and Wildlife	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42681

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42681

Project Case Type (s) and Number(s): Specific Plan Amendment No. 286A6; Tentative Tract Map No. 36722; Change of Zone No. 07823

Lead Agency Contact Person: Damaris Abraham

Telephone Number: (951) 955- 5719

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409

Applicant Contact Person: Eric Scheck

Telephone Number: (951) 354-2121

Applicant's Name: Van Daele Development Corporation

Applicant's Address: 2900 Adams Street, Suite C-25, Riverside, CA, 92504

Engineer's Name: Hunsaker & Associates

Engineer's Address: Three Hughes Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: The proposed Project consists of applications for an amendment to the Winchester 1800 Specific Plan (SP 286A6), Tentative Tract Map (TTM 36722), and a Change of Zone (CZ 07823). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the Environmental Impact Report (EIR) Addendum for a detailed description of the proposed Project and an overview of the Winchester 1800 Specific Plan's history.

Specific Plan No. 286 Amendment No. 6: Amendment No. 6 to Specific Plan No. 286 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the Project site. Refer to Table 2-1, above, for a summary of the Planning Area changes associated with this Project. In addition, SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection.

Change of Zone No. 07823: Change of Zone Case No. 07823 (CZ 07823) proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 (Ordinance No. 348.3789) to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries that reflect the refinements proposed as part of SP 286A6.

Tentative Tract Map No. 36722: Tentative Tract Map No. 36722 (TTM 36722) covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A2 and a segment of Keller Road. TTM 36722 would subdivide +/- 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. Improvements also are proposed outside of the TTM 36722 boundary and include the extension of the flood control channel within Lot 149 off-site and to the southwest and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

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

C. Total Project Area: Approximately 105.5 Acres

Residential Acres: 88.3	Lots:	Units: 146	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Open Space: 17.2 acres	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:

D. Assessor's Parcel No(s): 476-010-027, -028, -036;476-330-001 through -015; 476-331-001 through -008; 476-332-001through -005; 476-322-001 though -019; 476-083-001 though -006; 476-320-001 though -005; 476-321-001 though-013; 476-323-001 through -037.

E. Street References: The Project site is south of Keller Road, east of Highway 79, west of Washington Street, and north of Safflower Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 28, Township 6 South, Range 2 West San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently part of the Winchester 1800 Specific Plan (SP No 286). The southeastern portion of the Project site (existing Planning Area 5A) is currently developed with 118 single-family homes. Existing Planning Area 7, which occurs in the southwestern portion of the Project site, includes active agricultural fields, several existing residential structures, and an access road connecting the residential structures to Planning Area 5A via Raeburn Drive. The northern portions of Planning Area 7 contain disturbed vegetation. The northern portions of the Project site, which are proposed for subdivision as part of TTM 36722, largely consist of disturbed lands that are regularly disced. Within the central portion of the TTM 36722 area is a large drainage channel that enters the site near the northeastern corner and traverses in a southwesterly direction, exiting the site near the south-central boundary of the TTM 36722 area. In the northwestern portion of the TTM 36722 area are several trees, earthwork stockpiles, and debris. Within the southeastern portion of the TTM 36722 area is a drainage basin that was constructed to temporarily treat flows from the residential neighborhood within existing Planning Area 5A.

Areas to the south of the Project site and west of Washington Street are located within SP 286 and either have been or are in the process of being developed with a variety of residential, recreation, and open space/drainage land uses. To the west of the Project site are lands that also are located within SP 286, but that are currently being used for agricultural production (greenhouses and dryland farming). Areas to the north of the Project site include agricultural lands and rural residential uses. To the east of the Project site and westerly of Washington Street are agricultural support uses and fallow lands that appear to have been used for agricultural production in the past. To the east of the Project site, and easterly of Washington Street, are a mixture of agricultural and open space lands, an existing residential community containing single-family homes, and Washington Park.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan. The Project site is currently designated for Very High Density Residential (VHDR), Open Space- Conservation, Open Space-Recreation (OS-R), and Medium Density Residential (MDR), consistent with the existing SP 286. The Project site also is located within the Highway 79 Policy Area. The Project meets all applicable land use policies of the General Plan.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space Element Policies and accommodates approximately 17.2 acres of open space land.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 374, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** The Project proposes to develop a portion of the Project site with 146 residential homes consistent with the site's proposed land use designations. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during mining and processing activities. An Air Quality Impact Analysis prepared by Mestre Greve Associates determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Open Space; Community Development

D. Land Use Designation(s): Very High Density Residential (VHDR), Open Space- Conservation, Open Space-Recreation (OS-R), and Medium Density Residential (MDR).

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Areas surrounding the Project site occur within the Southwest Area Plan (SWAP). Areas to the north of the Project site are located within the Specific Plan Area Required Policy Area while areas surrounding the entire Project site are located in the Highway 79 Policy Area. There are no additional General Plan Policy Areas or a General Plan Policy Overlay Areas that apply to the Project site or surrounding areas. Foundation Components surrounding the Project site include "Rural" to the north, "Open Space" to the south and west, and "Community Development" to the east, south and west. General Plan designations surrounding the Project site include the following: OS-MIN and "Rural Residential (RR)" to the north; "Medium Density Residential (MDR)" and "Low Density

Residential (LDR)" to the east, MDR and "Open Space-Conservation (OS-C)" to the south and OS-C and MDR and "Commercial Retail (CR)" to the west.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Winchester 1800 Specific Plan (SP No. 286)
- 2. **Specific Plan Planning Area, and Policies, if any:** Existing Planning Areas 1, 2A, 3, 5A, 6, and 7.

I. **Existing Zoning:** Specific Plan

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

K. **Adjacent and Surrounding Zoning:** "Specific Plan Zone (SP Zone)" to the north, west, and south; SP Zone and "Single Family Residential (R-1)" to the east.

III. 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 "New Significant Impact" or "More Severe Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <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 | |

IV. 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

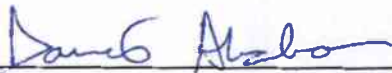
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

3/16/2015
Date

Damaris Abraham
Printed Name

For Steve Weiss, Planning Director