

Plan view of the bridge showing the 100' R.O.W. and various dimensions. The bridge is 100' wide. The dimensions shown are 13', 32', 32', 13', and 5'.

McLaughlin Road (Dawson Road to Antelope Road and Briggs Road to Sultanas Road)

Plan view of proposed McLaughlin Road. The diagram shows the road layout with various dimensions and labels. Key features include:

- Property Boundaries:**
 - TRACT BOUNDARY/ RW (Right of Way) on the left.
 - TRACT BOUNDARY/ RW on the right.
- Easements and Dimensions:**
 - PER TRACT 31500 PER TRACT 30972 (74' total width).
 - 12' (width of the left side of the road).
 - 10' (width of the right side of the road).
 - 15' (width of the left side of the road, including the easement).
 - 15' (width of the right side of the road, including the easement).
 - 5' (width of the easement on the left side).
 - 5' (width of the easement on the right side).
 - 4' (width of the left side of the road, including the easement).
 - 6' (width of the right side of the road, including the easement).
- Road Features:**
 - MC LAUGHLIN ROAD (PROPOSED) (centerline).
 - CURB (on both sides of the road).
 - BASE COURSE (on the left side of the road).
 - COMPACTED SUBGRADE (on the right side of the road).
 - 2- RAIL FENCE (on the right side of the road).
 - PAV (Paved area) on the right side of the road.
 - 2.1 MAX (Maximum width of the paved area).
 - 2.1 MAX (Maximum width of the paved area).

**Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2A)**

100' R.O.W.

SECONDARY (100' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)

[illegible]

**Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2B)**

**ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 329
FOR:**

MENIFEE NORTH

**SPECIFIC PLAN NO. 260, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 1; Change of Zone No. 07870; and
TENTATIVE TRACT MAP NO. 31500**

**PREPARED BY:
County of Riverside, CA**

January 6, 2016

**ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 329
FOR:**

MENIFEE NORTH

**SPECIFIC PLAN NO. 260, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 1;
Change of Zone No. 07870; and
TENTATIVE TRACT MAP NO. 31500**

APPLICANT:

**Lansing Industries, Inc.
12770 High Bluff Drive, Suite 160
San Diego, CA 92130**

CEQA CONSULTANT:

**T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
714-505-6360**

January 6, 2016

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 260; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 260

The MENIFEE NORTH Specific Plan No. 260 (SP 260) and Final Environmental Impact Report No. 329 (FEIR 329) were approved by the Riverside County Board of Supervisors on December 27, 1994. The land use plan originally adopted for MENIFEE NORTH allowed for 2,390 single-family dwelling units to be developed on the property along with 142.7 acres of commercial, 52.1 acres of commercial/business park, 18.8 acres of mixed use/neighborhood commercial, 168.6 acres of business park, 197.5 acres of industrial, a school site on 28.7 acres, parks/open space/community center/drainage on 148.9 acres, and a fire station on 1.7 acres.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to the MENIFEE NORTH Specific Plan concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322. The resulting modifications to the plan included: 1) the conversion of Planning Areas 26 and 28 from Business Park to Medium Density Residential; 2) the re-designation of Planning Area 42 from a school site to Medium Density Residential; 3) the consolidation of Planning Areas 47 and 42 into a single planning area (resulting in the elimination of Planning area 47); 4) the re-designation of Planning Area 32 from Medium Density Residential to Medium High Residential; 5) the subdivision of Planning Area 33 into Planning Areas 33A, 33B, 33C, and 33D, which were designated for Medium High Density Residential, Drainage Basin, Open Space, and Community Park, respectively; 6) a total increase in the number of allowed dwelling units within SP 260 by 113 units, from 2,390 units to 2,503 total units; and 7) minor modifications to Planning Area acreage sizes and boundaries in accordance with proposed land use changes and based on updated parcel information. The County of Riverside prepared a Mitigated Negative Declaration (MND; Environmental Assessment No. 38625), which determined that the project would not have a significant effect on the environment.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260 and Change of Zone No. 7195, concurrently approved Tentative Tract Map Nos. 34118 and 34600, and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275. Final approval of Amendment No. 2 to SP 260 and Change of Zone No. 7195 occurred on April 15, 2008. The resulting modifications to SP 260 included: 1) the subdivision and re-designation of Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) the re-designation of Planning Area 10 from Low Density Residential to Community Park; 3) the consolidation of Planning Areas 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park/Center; 4) the subdivision and re-designation of Planning Area 23 as High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B); 5) a total increase in the number of units allowed in SP 260 by 312 dwelling units, from 2,503 to 2,815 total units, by shifting land uses from commercial to residential; and 6) minor modifications to various planning area boundaries.

On June 3, 2008, the residents of the communities encompassing the Menifee area voted to incorporate into Riverside County's 26th City, the City of Menifee. The new City of Menifee was officially established on October 1, 2008. As a result of the incorporation of the City of Menifee, portions of SP 260 were effectively removed from the jurisdiction of Riverside County. Specifically, all areas located westerly of Briggs Road became part of the City of Menifee, and no longer are considered part of Riverside County Specific Plan No. 260. As a result, Planning Areas 2 through 23B were eliminated from the County portion of SP 260. It should be noted that Planning Area 1 of Specific Plan No. 260 was previously annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260; as with Planning Areas 2 through 23B, Planning Area 1 also is no longer considered a part of the County portion of SP 260. As a result of the incorporation of the City of Menifee and annexation of Planning Area 1 to the City of Perris, the total number of dwelling units allocated to the County portion of SP 260 was reduced by 790 dwelling units, from 2,815 to 2,025 units.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275. TTM 36430 subdivided approximately 180 acres (Planning Areas 34, 35, 36, 37, 38, 39, and 40) into 340 residential lots, a park, a school site, a community trail, and open space. CZ 7780 defined the boundaries of Planning Areas 34, 36, 38, 39, and 40 of SP260.

2. Project Description

Substantial Conformance No. 1 to the MENIFEE NORTH Specific Plan, Amendment No. 2 (SP260S1), which is the focus of this Addendum No. 1 to FEIR 329, proposes to adjust planning area boundaries, unit allocations, land use designations, and several roadway classifications as necessary to accommodate minor revisions to the approved Specific Plan Land Use Plan. Specifically, SP260S1 proposes the following revisions:

- The boundary, land use designation, and unit allocations for Planning Areas 32 and 33B have been changed. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 31.5 acres. Planning Area 33B, which is approved for 108 MDR dwelling units on 22.3 acres, is now proposed for 54 MDR units on 14.2 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.8 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.8 du/ac. The total number of dwelling units allocated to these two planning areas remain 206 dwelling units, and the total acreage would increase from 42.5 acres to 45.7 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B.
- The land use designations for Planning Areas 24, 25, 26, 28, and 34 have been changed to reflect approved residential densities and ensure consistency with the existing land use categories of the County's General Plan, which was updated subsequent to the original approval of SP 260. Under the current General Plan, residential densities of 2-5 du/ac are included in the MDR land use category, while residential densities of 5-8 du/ac are included in the MHDR category. The approved land use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use categories. It is important to note that no change to the acreage or unit allocations

for these planning areas is proposed as part of SP260S1. Specifically, the following changes to land use designations are proposed as part of SP260S1:

- Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- When the City of Menifee incorporated, the western portion of the Menifee North Specific Plan was incorporated into the City of Menifee (west of Briggs Road), while the portions of the Specific Plan located east of Briggs Road remained in the County jurisdiction (east of Briggs Road). Accordingly, the proposed Project also would revise the Menifee North Specific Plan to show only that portion of the Specific Plan that still occurs within the County jurisdiction.
 - The roadway classifications for portions of Emperor Road and McLaughlin Road have been changed, as follows:
 - The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a “Secondary (100’ ROW)” to a “Collector (74’ ROW).” Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a “Secondary (100’ ROW)” to a “Modified Collector (77’ ROW).” Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip.

A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

- The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also will be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others..

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Comparison of Approved SP 260 with Proposed Substantial Conformance No. 1, provides a comparison between the existing approved land uses pursuant to Specific Plan 260, Amendment No. 2 and the proposed Substantial Conformance No. 1. Figure 1, *Approved Vs. Proposed Land Use Plans*, provides a graphical depiction of the various changes proposed as part of SP260S1.

Figure 2, *Approved Vs. Proposed Circulation Plan*, provides a comparison between the existing approved circulation network associated with SP 260 and the revisions to Emperor Road and Norma Jean Road that are proposed as part of SP260S1. Figure 3 through Figure 5 provide a comparison of the existing versus the proposed roadway cross-sections for these road segments.

Change of Zone No. 070870 (CZ07870) proposes to formalize the planning area boundaries for Planning Areas 32 and 33b (refer to Figure 1). A zoning ordinance change to the standards of the Specific Plan zoning ordinance would not be required because the implementing map (TR31500) is fully consistent with the standards of the zoning for the existing planning areas (PA's 32 and 33b). The sizes of the Planning Areas would change as a result of the Project, but not the standards; therefore, the Project would be consistent with the existing zoning and no change is needed.

Tentative Tract Map No. 31500 (TR31500) is a Schedule "A" map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet (s.f.) to 12,047 s.f. Common open space lots and private rights-of-way also would be defined as part of TR31500. TR31500 also identifies the location of necessary infrastructure improvements, such as water, sewer,

and storm drain lines. It should be noted that implementation of the southern portion of TR31500 (i.e., within Planning Area 33B) would require blasting and rock crushing activities during grading.

Table 1 Comparison of Approved SP 260 with Proposed Substantial Conformance No. 1

SP 260 Amendment No. 2 (Existing)				SP 260 Amendment No. 2, Substantial Conformance No. 1 (Proposed)			
Land Use	Acres	Density	DUs	Land Use	Acres	Density	DUs
RESIDENTIAL				RESIDENTIAL			
Medium Density Residential	328.9	4.2	1,365	Medium Density Residential	395.9	4.0	1,589
Medium High Density Residential	148.5	4.4	660	Medium High Density Residential	84.7	5.1	436
Residential Subtotal:	477.4	4.2	2,025	Residential Subtotal:	480.6	4.2	2,025
NON-RESIDENTIAL				NON-RESIDENTIAL			
Commercial	58.2	--	--	Commercial	58.2	--	--
Light Industrial	18.8	--	--	Commercial/Business Park	18.8	--	--
Business Park	21.8	--	--	Business Park	21.8	--	--
Mixed-Use	18.5	--	--	Mixed-Use	18.5	--	--
Schools	9.9	--	--	Public Facility	9.9	--	--
Fire Station	1.6	--	--	Fire Station	1.6	--	--
Community Park	5.5	--	--	Community Park	5.5	--	--
Open Space	102.8	--	--	Open Space	102.8	--	--
Drainage Basin	33.8	--	--	Drainage Basin	33.8	--	--
Major Roads	80.3	--	--	Major Roads	77.1	--	--
Existing Use (PA 30)	0.6	--	--	Existing Use (PA 30)	0.6	--	--
Non-Residential Subtotal:	351.8	--	--	Non-Residential Subtotal:	346.7	--	--
TOTAL EXISTING:	829.2	2.4	2,025	TOTAL PROPOSED:	829.2	2.4	2,025

3. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Substantial Conformance No. 1 to Specific Plan No. 260 (SP260S1). The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- 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 Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

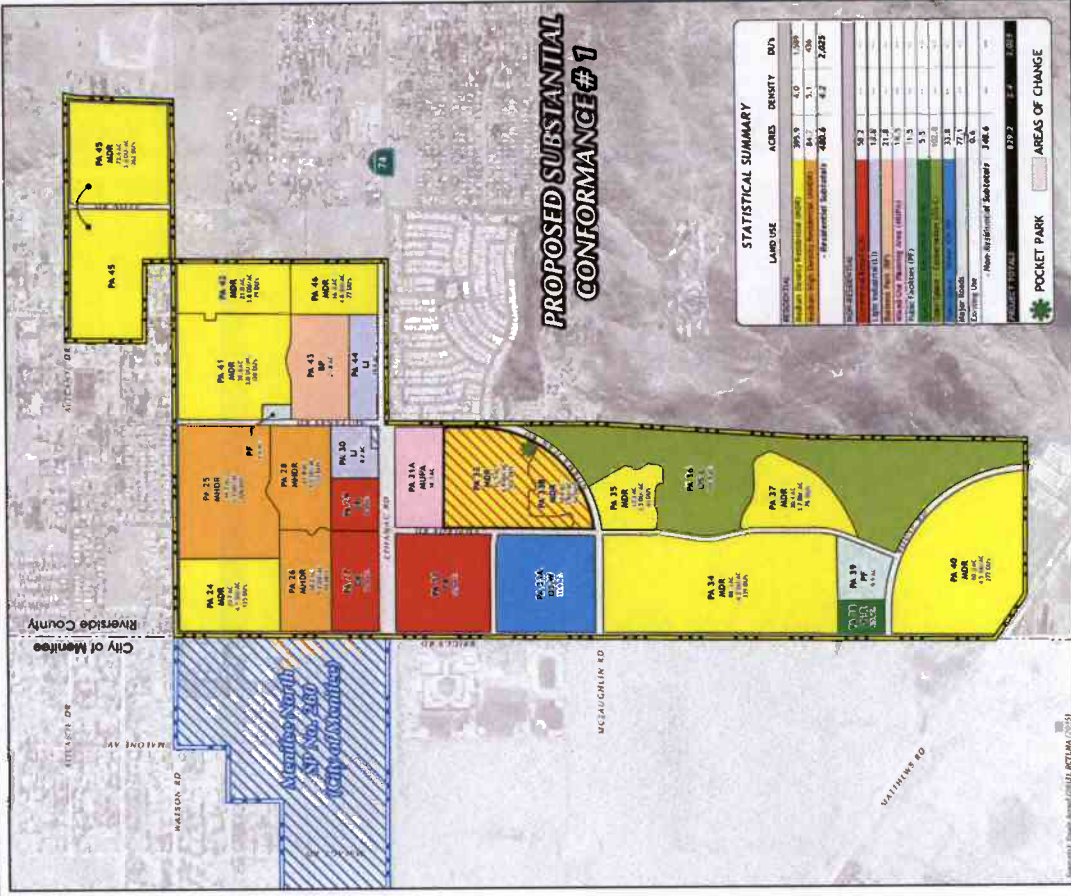
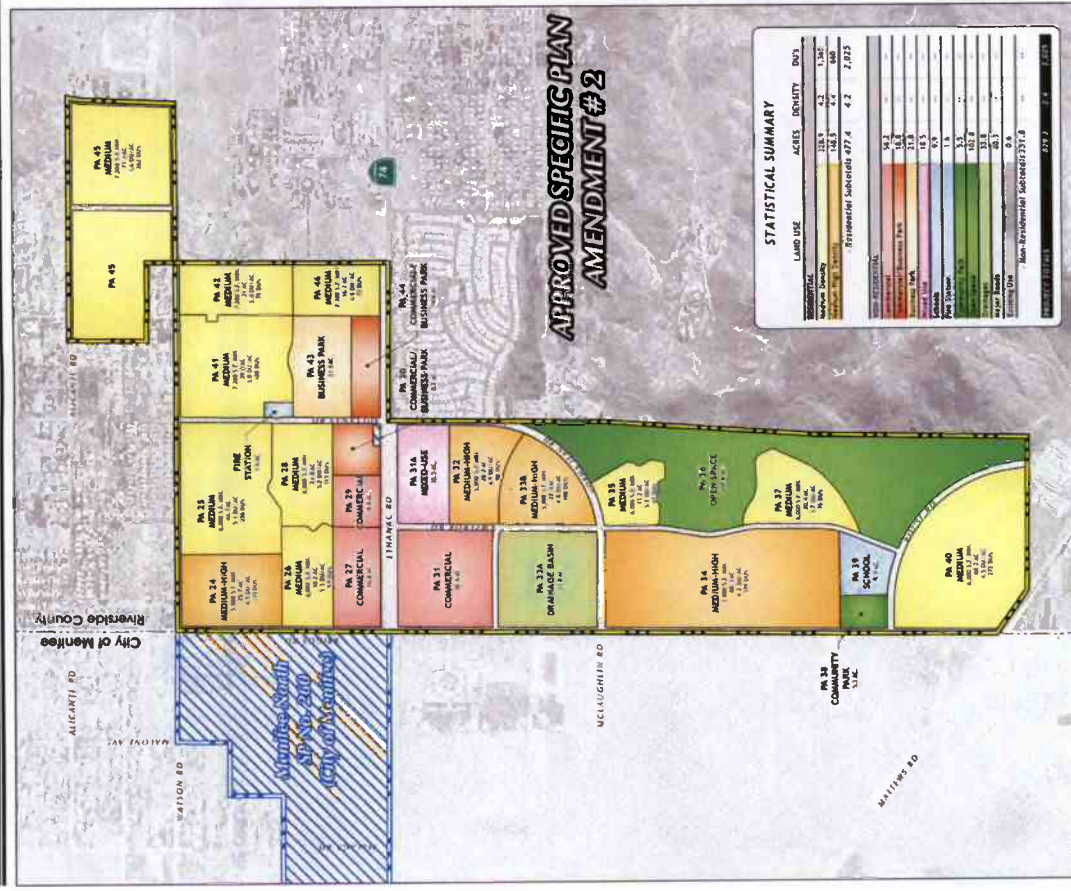


Figure 1

APPROVED VS. PROPOSED LAND USE PLANS

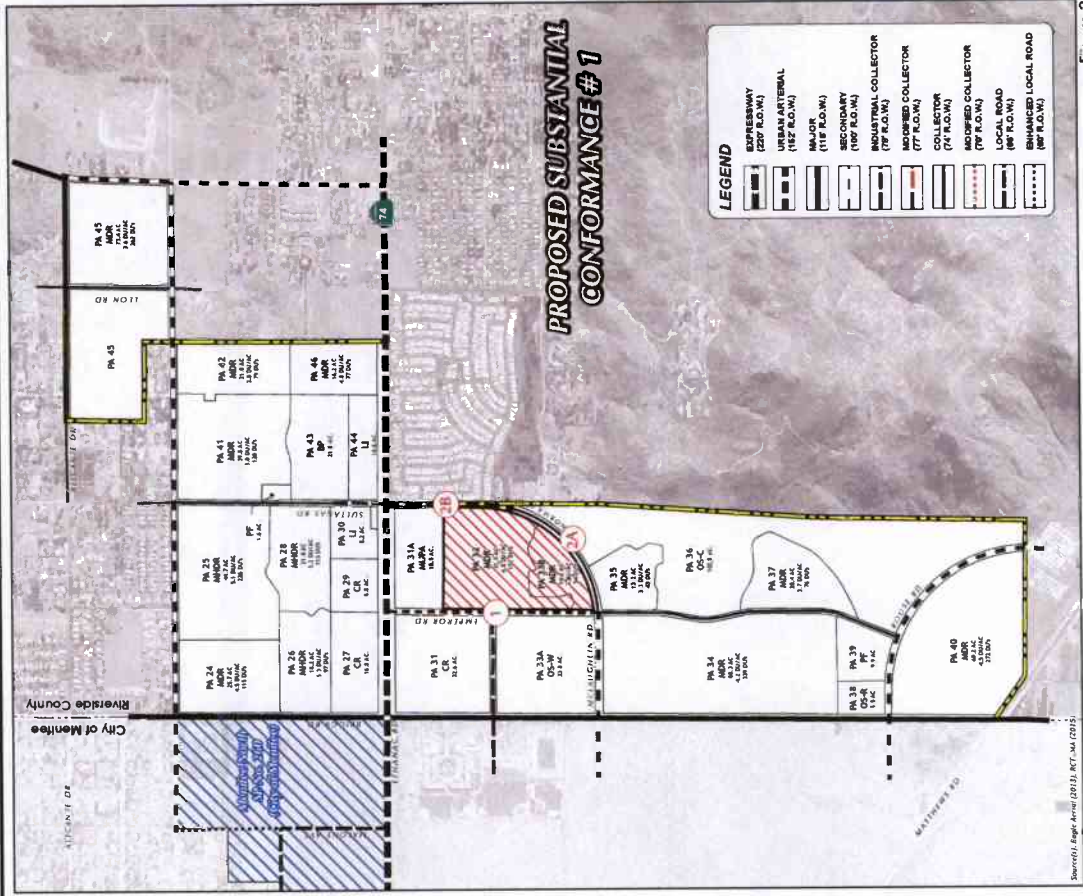
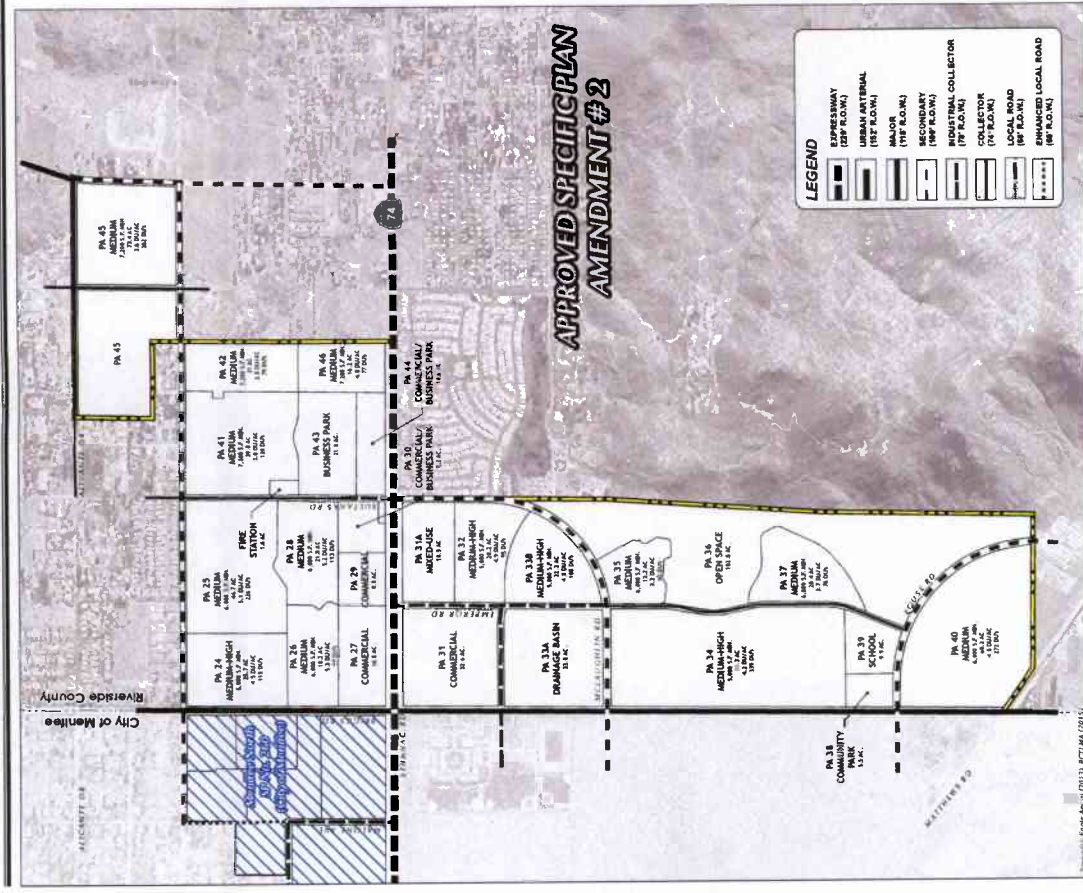
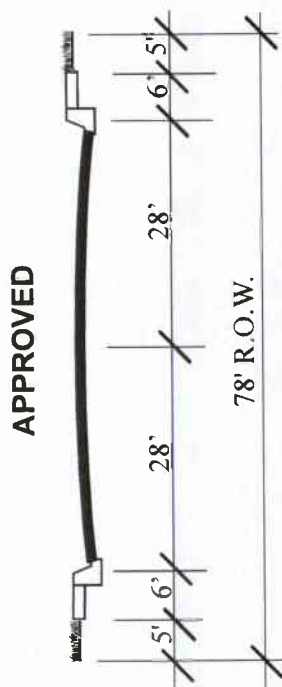


Figure 2

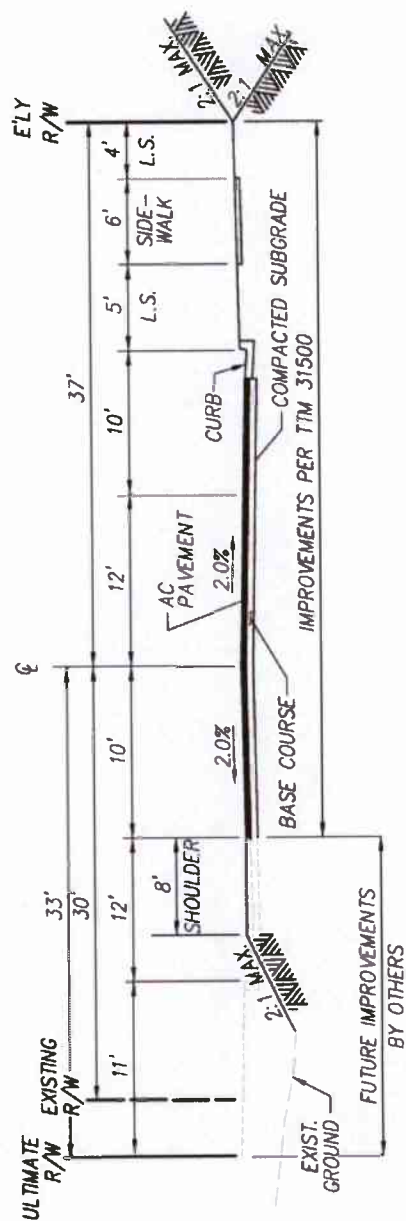
APPROVED VS. PROPOSED CIRCULATION PLAN



INDUSTRIAL COLLECTOR (78' R.O.W.)

Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)

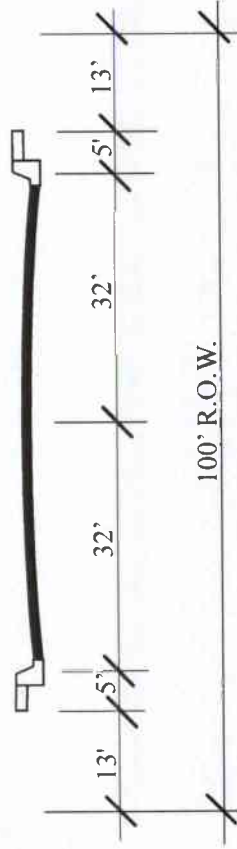
PROPOSED



MODIFIED COLLECTOR (70' R.O.W.)

Emperor Road (Norma Jean Road/McLaughlin Road to Ethanac Road)
(See Segment 1)

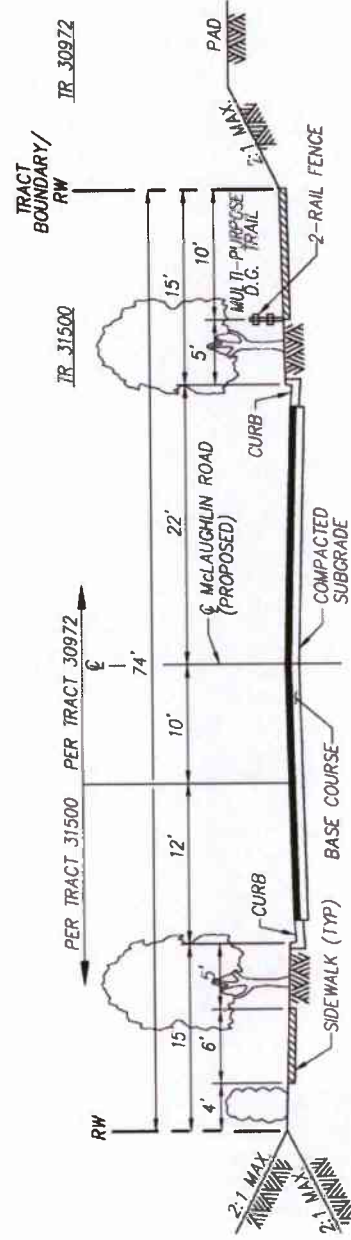
APPROVED



SECONDARY (100' R.O.W.)

McLaughlin Road (Dawson Road to Antelope Road and Briggs Road to Sultanas Road)

PROPOSED



COLLECTOR (74 R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2A)

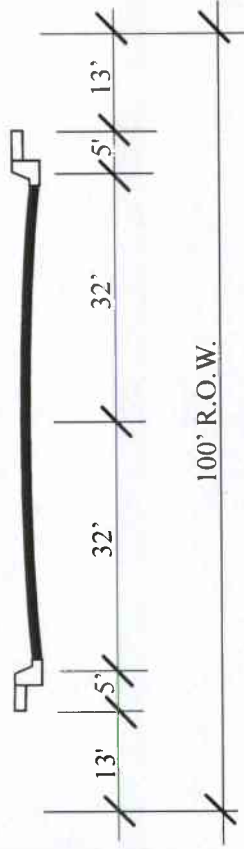
Source(s): JCD Consulting, Inc. (February 2015)



Figure 4

NORMA JEAN ROAD SEGMENT 2A - APPROVED VS. PROPOSED ROADWAY CROSS-SECTION

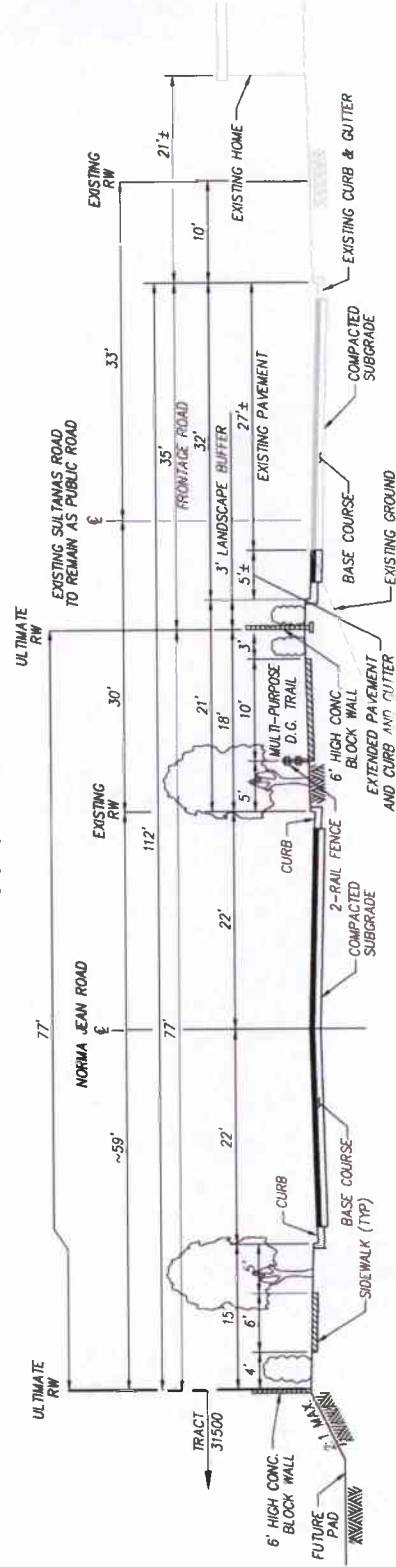
APPROVED



SECONDARY (100' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)

PROPOSED



MODIFIED COLLECTOR (77' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2B)

- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 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, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 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 that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 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. Regarding the proposed Project, none of the above circumstances is present.

4. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (FEIR 329) for the approved Specific Plan 260, Amendment No. 2. As such, it is intended to provide additional information regarding effects associated with implementation of the Specific Plan. Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Substantial Conformance

No. 1 to Specific Plan No. 260 Amendment No. 2, "MENIFEE NORTH," Change of Zone No. 07870 (CZ07870), and a tentative tract map (TR31500).

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. The proposed Project would not require "major revisions" to the previous EIR since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, SP260S1 would result in the same number of units allocated to SP 260. The total number of units within Planning Areas 32 and 33B would remain 206 dwelling units, and the total number of dwelling units allowed within SP 260 would be remain 2,025. Therefore, SP260S1 would involve development within areas previously evaluated as part of FEIR 329, and SP260S1 would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of FEIR No. 329.
- b. SP260S1 also involves several changes to the land use designations of existing Planning Areas that would not require "major revisions" to the previous EIR. In 2003, Riverside County updated its General Plan, which included revisions to the allowed density ranges for residential land use designations. As a result, several planning areas within SP 260 are allocated densities that are inconsistent with the density ranges of the 2003 General Plan. SP260S1 proposes changes to the land use designations for Planning Areas 23, 25, 28, and 34 to provide consistency between the land use designations of SP 260 and the 2003 General Plan. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas, such changes would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of FEIR 329.
- c. Revisions to the circulation plan that are proposed as part of SP260S1 also would not require "major revisions" to the previous EIR. As described above under Section I.A.1, SP260S1 proposes to change the roadway classifications for portions of (proposed) Norma Jean Road and Emperor Road. These changes are proposed, in part, in response to concerns from local residents over previous plans to extend McLaughlin (Norma Jean) Road northerly to Highway 74, thereby eliminating an existing portion of Sultanas Road that provides access to existing residential uses located easterly of Planning Areas 32 and 31A. Under the revised circulation plan, SP260S1 instead proposes to retain the existing segment of Sultanas Road as a separate roadway and to construct a new parallel road (Norma Jean Road). The required right-of-way for Norma Jean Road would be reduced to that of Collector/Modified Collector (74- and 77-foot rights-of-way, respectively), and the right-of-way for Emperor Road would be reduced to a Modified Collector (70-foot right-of-way). Based on the results of a traffic impact analysis, these revisions would not result in a substantial change in area circulation, and no new impacts to study area road segments, intersections, or freeways would result from this change.
- d. As indicated in the above description, the majority of changes included as part of SP260S1 involve revisions to the Meniffee North Specific Plan to provide consistency with the current land use designations of the 2003 Riverside County

Integrated Project (RCIP) General Plan. Minor revisions to the dwelling unit allocations and planning area boundaries for Planning Areas 32 and 33B also would occur as a result of SP260S1 and CZ07870, along with minor revisions to the proposed circulation plan proposed as part of SP260S1. Revisions proposed as part of SP260S1 and CZ07870 would not result in any changes to allowable land uses or land use intensity within affected planning areas, and environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations: Environmental Assessment/Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); and Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008).

- e. Overall, the proposed SP260S1 would result in impacts that are equal to those addressed in FEIR 329. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA39357), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 329 and subsequent MNDs.
- f. Subsequent to the certification of FEIR 329 and approval of SP 260, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 329 and/or subsequent MNDs, and would therefore not result in any new significant effects that were not previously identified.
- h. The proposed Project would result in a comparable level of development permitted under the approved SP 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR 329 and the previous MNDs. Specifically, these updated technical reports concluded as follows:
 - 1. The traffic report reaffirmed the findings and mitigation measures established within SP 260 and FEIR 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260A2;

2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of FEIR 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR 329. Mitigation has been identified to require appropriate compensatory mitigation for impacts to Riparian/Riverine areas, in conformance with the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP); and
 5. The hydrology/water quality reports are consistent with the mitigation requirements of FEIR 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of FEIR 329.
- j. Mitigation measures identified in FEIR 329, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.
- k. In June 2008, the residents of the communities encompassing the Menifee area voted to incorporate as a city, which occurred in October 2008. In recognition of this change in jurisdictional boundaries, and as part of SP260S1, the County portion of the Menifee North Specific Plan would be revised to omit the approximately 743.1 acres of SP 260 that are located west of Briggs Road and within the jurisdictional limits of the City of Menifee. There would be no changes to the City of Menifee portion of the Specific Plan as a result of the Project. With approval of SP260S1, the County portion would no longer include the land uses located within the City of Menifee, as summarized on Table 2, *Summary of Menifee North Specific Plan Land Uses by Jurisdiction*.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Environmental Impact Report 329 (FEIR 329) would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and EIR.

Table 2 Summary of Menifee North Specific Plan Land Uses by Jurisdiction

Land Use	City of Menifee*		County of Riverside**	
	Acres	DUs	Acres	DUs
Low Density (½ Acre Min.)	6.6	13	--	--
Medium Density Residential	48.0	187	395.9	1,589
Medium-High Density Residential	90.9	379	84.7	436
Business Park	46.9	--	21.8	--
Commercial	115.8	--	58.2	--
Mixed Use (MUPA)	--	--	18.5	--
Light Industrial	52.2	--	18.8	--
Industrial	196.2	--	--	--
Schools	8.5	--	9.9	--
Community Center/ Community Park	22.0	--	5.5	--
Open Space- Conservation	24.7	--	102.8	--
Open Space - Water	--	--	33.8	--
Drainage Channel	15.9	--	--	--
Public Facilities/Fire Station	1.7	--	1.6	--
Major Roads	87.4	--	77.1	--
Utility Easements/Existing Use	124.9	--	0.6	--
TOTAL	841.7 Acres	579 DUs	829.2 Acres	2,025 DUs

Notes:

s.f. = square foot; DUs= dwelling units; -- = Not Applicable; MUPA = Mixed Use Planning Area; Min. = Minimum

*Land uses within the City of Menifee would be eliminated from SP 260 as part of SP260A1.

**As proposed by SP260S1.

5. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

The Mitigation Monitoring and Reporting Program (MMRP) is included as Appendix B to this EIR Addendum. Appendices C1 through J2 contain the updated studies requested by the Planning Department to reaffirm the findings of the previously certified FEIR 329. The studies are as follows:

- Appendix C1 Air Quality and GHG Impact Analysis, prepared by RK Engineering Group, Inc. and dated January 27, 2014;
- Appendix C2 Air Quality and Greenhouse Gas Impact Study- Response to County Comments, prepared by RK Engineering Group, Inc. and dated September 22, 2014
- Appendix D1 Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Menifee North Specific Plan, prepared by Brian F. Smith and Associates and dated October 21, 2010.
- Appendix D2 Phase II Cultural Resources Evaluation, prepared by Phillip de Barros, Ph.D., RPA and dated April 30, 2015.
- Appendix E1 Preliminary Geotechnical Investigation, prepared by Leighton and Associates and dated June 18, 2007.

- Appendix E2 Response to County Review Comments, prepared by Leighton and Associates and dated February 8, 2008.
- Appendix E3 Approval Comments on County Geologic Report No. 1833, prepared by County of Riverside and dated February 29, 2008
- Appendix E4 Results of Onsite Percolation Testing, prepared by Leighton and Associates and dated January 30, 2015;
- Appendix F1 Noise Analysis, prepared by Mestre Greve Associates and dated June 3, 2011;
- Appendix F2 Construction Noise Impact Analysis, prepared by Mestre Greve Associates and dated July 12, 2011;
- Appendix F3 Noise Study Update Letter, prepared by RK Engineering Group, Inc., and dated March 16, 2015;
- Appendix G1 MSHCP Consistency Analysis, prepared by Glen Lukos Associates and dated October 2, 2014;
- Appendix G2 Jurisdictional Delineation, prepared by Glen Lukos Associates and dated October 3, 2014;
- Appendix G3 Analysis of Long-Term Conservation for the Los Angeles Pocket Mouse, prepared by Golder Associates and dated August 4, 2014;
- Appendix G4 MSHCP Consistency Analysis, prepared by Principe and Associates and dated August 3, 2011;
- Appendix G5 Los Angeles Pocket Mouse Survey, prepared by AMEC and dated August 2011;
- Appendix G6 Burrowing Owl Nesting Season Survey, prepared by Principe and Associates and dated August 1, 2011;
- Appendix G7 Determination of Biologically Equivalent or Superior Preservation (DBESP) for Impacts to MSHCP Riparian/Riverine Areas, prepared by Glen Lukos Associates and dated November 3, 2014
- Appendix G8 DBESP Response Letter, prepared by UFWS and CDFW, and dated January 20, 2015.
- Appendix H Water Quality Management Plan, prepared by A C S Consulting, Inc., and dated January 3, 2015.
- Appendix I Tentative Tracy Map 31500 Preliminary Hydrology and Hydraulics Report, prepared by JLC Engineering & Consulting and dated November 14, 2007;
- Appendix J1 Tentative Tract Map. No. 31500 Traffic Impact Analysis, prepared by Kunzman Associates, Inc. and dated August 24, 2011.
- Appendix J2 Traffic/Circulation Review, prepared by RK Engineering Group, Inc. and dated October 14, 2013.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix A that was prepared by County of Riverside staff, describe the findings of FEIR 329 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in FEIR 329 that are intended to

minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

6. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. It will be forwarded, along with FEIR 329, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, SP260S1, CZ07870, and TR31500 would be forwarded to the Riverside County Board of Supervisors for final approval. 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 Addendum to EIR No. 329 and take final action to approve, conditionally approve, or deny approval of the proposed Project.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA39357
Project Case Type (s) and Number(s): SP260S1, TR31500, CZ07870
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Lansing Industries, Inc.
Applicant's Address: 12770 High Bluff Drive, Suite 160, San Diego, CA 92130

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 260 Amendment No. 2 (herein referred to as SP260A2), Substantial Conformance No. 1 (Menifee North, SP260S1) proposes to adjust planning area boundaries, unit allocations, land use designations, and several roadway classifications as necessary to accommodate minor revisions to the approved Specific Plan Land Use Plan. More specifically, SP260S1 proposes the following revisions:

- The boundary, land use designation, and unit allocations for Planning Areas 32 and 33B have been changed. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 31.5 acres. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 54 MDR units on 14.2 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.8 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.8 du/ac. The total number of dwelling units allocated to these two planning areas would remain as 206 dwelling units and the total acreage would increase from 42.5 acres to 45.7 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B.
- The land use designations for Planning Areas 24, 25, 26, 28, and 34 have been changed to reflect approved residential densities and ensure consistency with the existing land use categories of the County's General Plan, which was updated subsequent to the original approval of SP 260. Under the current General Plan, residential densities of 2-5 du/ac are included in the MDR land use category, while residential densities of 5-8 du/ac are included in the MHDR category. The approved land use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use categories. It is important to note that no change to the acreage or unit allocations for these planning areas is proposed as part of SP260S1. Specifically, the following changes to land use designations are proposed as part of SP260S1:
 - Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and

- Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- When the City of Menifee incorporated, the western portion of the Menifee North Specific Plan was incorporated into the City of Menifee (west of Briggs Road), while the portions of the Specific Plan located east of Briggs Road remained in the County jurisdiction (east of Briggs Road). Accordingly, the proposed Project also would revise the Menifee North Specific Plan to show only that portion of the Specific Plan that still occurs within the County jurisdiction.
- The roadway classifications for portions of Emperor Road and McLaughlin Road have been changed, as follows:
 - The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate -32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others. The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from Allen Road to the northern boundary of Planning Area 32 a is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscape strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will be provided along the eastern edge of the ROW.
 - The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.

Figure 2, provided above, provides a comparison between the existing approved circulation network associated with SP 260 and the revisions to Emperor Road and Norma Jean Road that are proposed as part of SP260S1. Figure 3 through Figure 5 provide a comparison of the existing versus the proposed roadway cross-sections for these road segments.

Table 1, presented above, provides a comparison between the existing approved land uses pursuant to Specific Plan 260, Amendment No. 2 and the proposed Substantial Conformance No. 1. Figure 1, also presented above, provides a graphical depiction of the various changes proposed as part of SP260S1. It should be noted that Table 1 and Figure 1 depict only those land uses that occur within SP 260 and within the unincorporated portion of Riverside County. As summarized above in Table 2, a portion of SP 260, including Planning Areas 1 through 23B, is located within the City of Menifee, which was incorporated as a City in October 2008. As part of SP260S1, and in order to reflect the revised jurisdictional boundaries, the land uses shown in Table 1 (presented above) as occurring within the City of Menifee would be eliminated from the County of Riverside portion of SP 260. Figure 6, *Revised Specific Plan Boundaries*, shows the land uses located within the Menifee North Specific Plan that would be eliminated from the County portion of the Menifee North Specific Plan as part of SP260S1.

Change of Zone No. 070870 (CZ07870) proposes to formalize the planning area boundaries for Planning Areas 32 and 33b (refer to Figure 1). A zoning ordinance change to the standards of the Specific Plan zoning ordinance would not be required because the implementing map (TR31500) is fully consistent with the standards of the zoning for the existing planning areas (PA's 32 and 33b). The sizes of the Planning Areas would change as a result of the Project, but not the standards; therefore, the Project would be consistent with the existing zoning and no change is needed.

Tentative Tract Map No. 31500 (TR31500) is a Schedule "A" map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet (s.f.) to 12,047 s.f. Common open space lots and private rights-of-way also would be defined as part of TR31500. TR31500 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 7, *Tentative Tract Map No. 31500*, depicts proposed Tentative Tract Map No. 31500. It should be noted that implementation of the southern portion of TR31500 (i.e., within Planning Area 33B) would require blasting and rock crushing activities during grading.

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

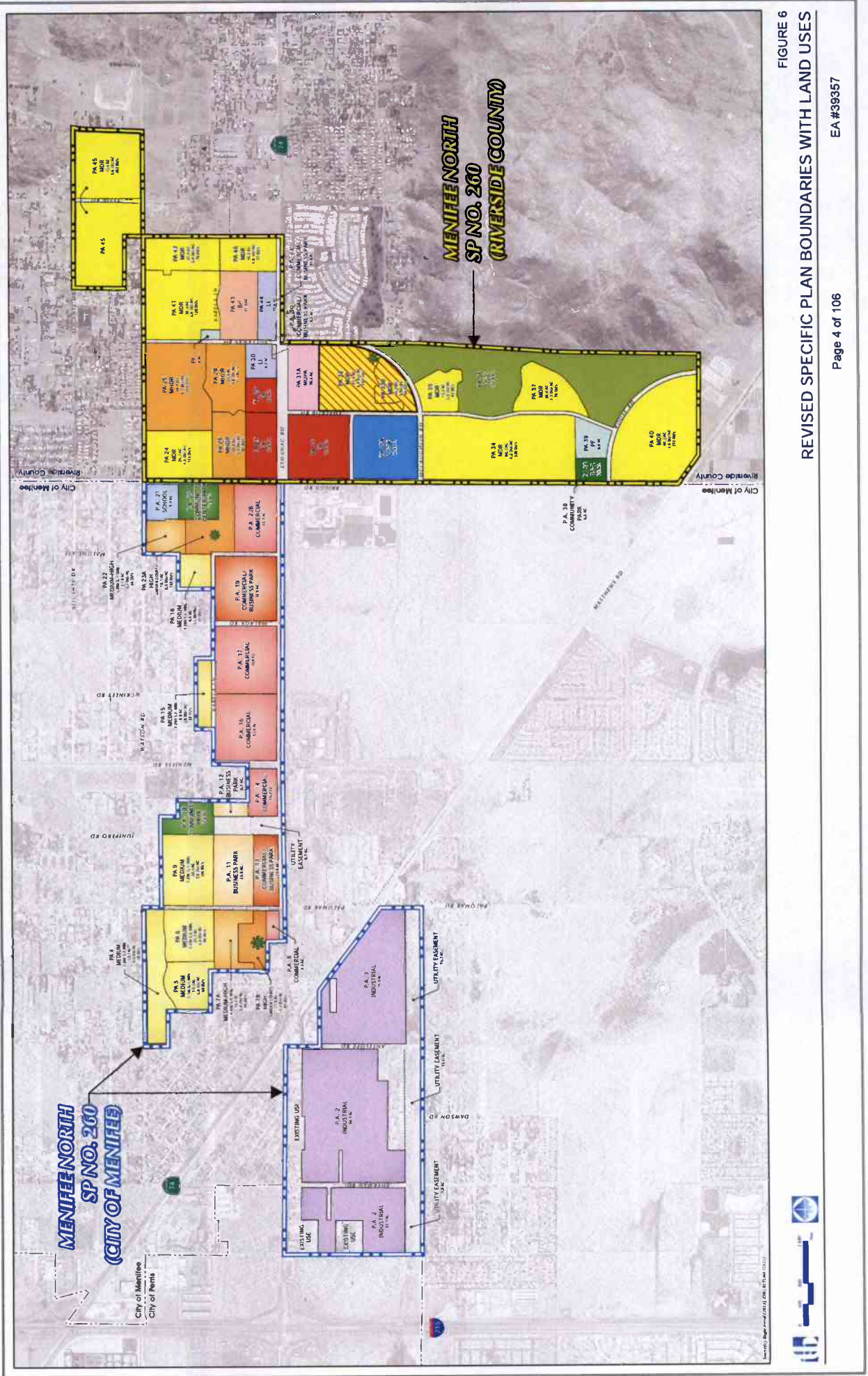
C. Total Project Area: 829.2 acres (total); approximately 53.3 acres would be affected by SP260S1 and approximately 45.7 acres are proposed for subdivision by TR31500.

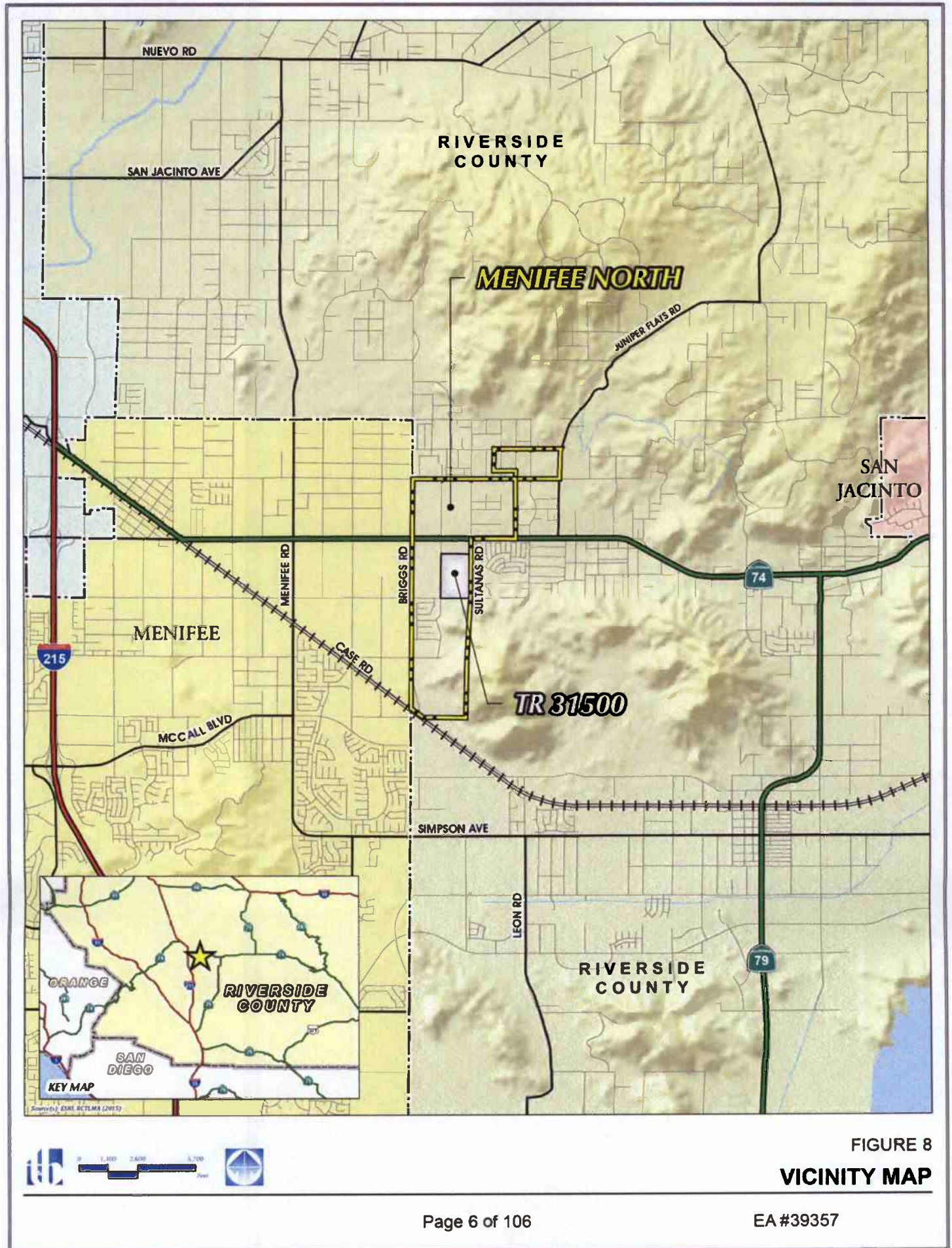
Residential Acres: 480.6	Lots: 2,025	Units: 2,025	Projected No. of Residents: 6,095
Commercial Acres: 58.2	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 18.8	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Business Park: 21.8 acres; Mixed-Use: 18.5 acres; Public Facilities: 11.5 acres; Community Park: 5.5 acres; Open Space: 102.8 acres; Drainage Basin: 33.8 acres; Major Roads: 77.1 acres; Existing Uses: 0.6 acre.			

D. Assessor's Parcel No(s): Numerous; please refer to attached List of APNs for SP260A2.

E. Street References: West of Juniper Flats Road, Jamawag Drive, and Sultans Road; south of Alicante Drive and Watson Road; east of Briggs Road and Pierson Road; north of Mathews Road, Ethanac Road (SR-74), and Watson Road. Please refer to Figure 8, Vicinity Map

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 7, 8, 18, and 19, Township 5 South, Ranch 2 West, San Bernardino Baseline and Meridian





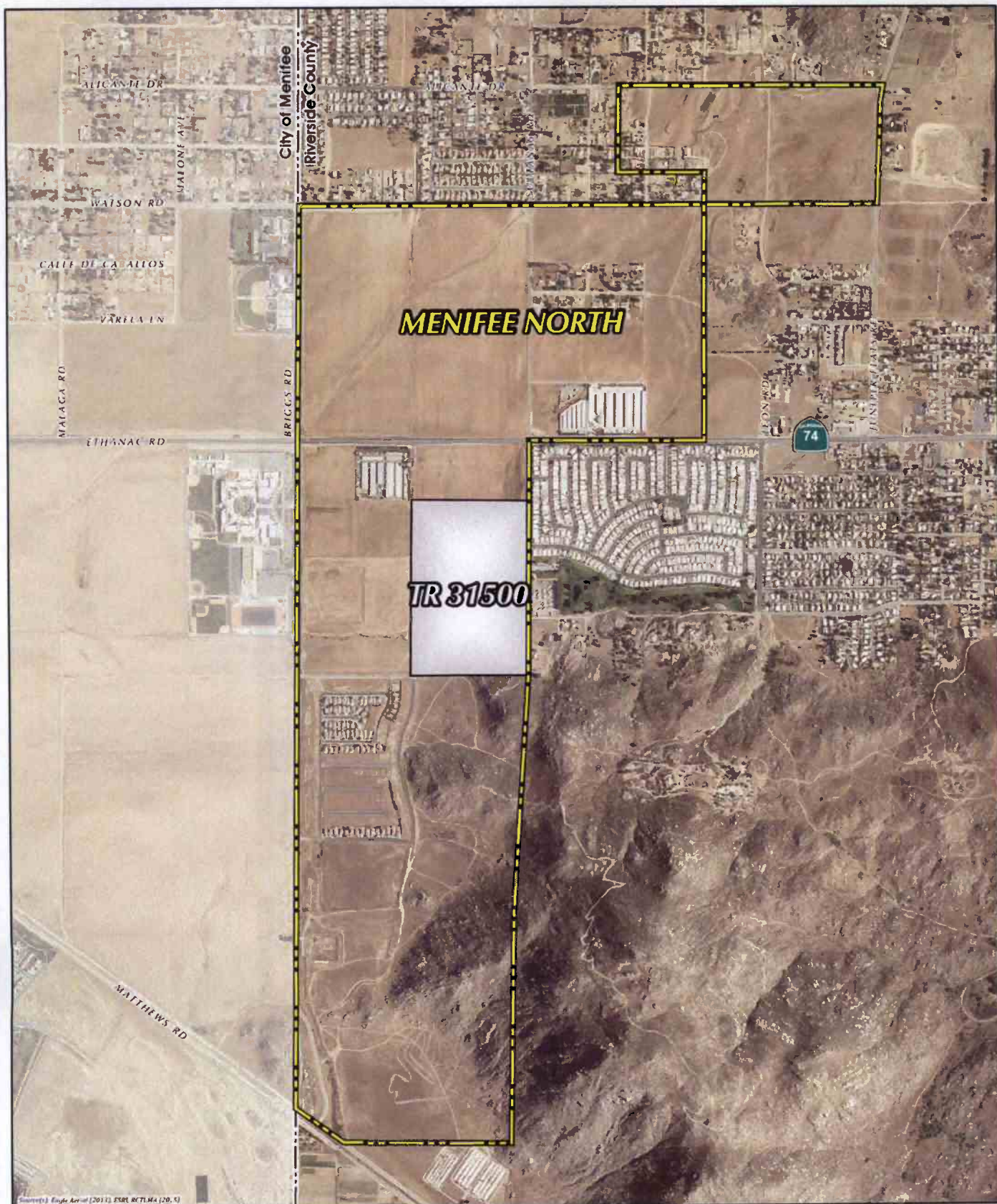


FIGURE 9
AERIAL PHOTOGRAPH

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site is located within the approved Menifee North Specific Plan (SP 260). As shown on Figure 9, *Aerial Photograph*, under existing conditions the portion of SP 260 located within unincorporated Riverside County is largely undeveloped, although portions of the site have been developed pursuant to SP 260. As shown in Figure 9, the residential land uses within Planning Area 34 are in the process of being developed. A self-storage facility ("Menifee Ranch Self Storage") also has been developed within the northeastern portion of Planning Area 31. A second self-storage facility ("StaxUP Storage") has been developed within the western portion of Planning Area 44. A fire station has been constructed at the southwestern corner of Planning Area 41, and several existing single-family homes are located in the southern portion of Planning Area 41 (all of which were constructed prior to the original approval of SP 260 in 1994).

The remaining portions of SP 260 are currently undeveloped. In general, the portion of the Specific Plan area located northerly of McLaughlin Road is characterized as relatively flat land that has been disturbed by past agricultural activities. Several prominent hillsides occur in the southeastern portion of the Specific Plan area. The site also is traversed by two main north-south oriented drainage courses, with one drainage occurring in the northwestern corner of the Specific Plan area, and the second occurring in the northeastern portion of the Specific Plan. Several smaller drainage courses also traverse the site. To the south of McLaughlin Road are large areas of undisturbed lands that are traversed by several existing dirt trails. An existing hillside characterized by boulder outcroppings occurs in the eastern part of this portion of the Specific Plan (generally within the limits of Planning Area 36). The southwestern portion of the Specific Plan area appears to have been disturbed due to past agricultural production, and a portion of Briggs Road has been constructed at the extreme southwest corner of the site.

Interstate 215 is located approximately 3.0 miles west of the site, and can be accessed by Ethanac Road (SR-74), which traverses the Project site in an east-west direction. Highway 79 also is located approximately 3.0 miles east of the site, and provides north-south access between SR-74 in the north and the City of Temecula and Interstate 15 (I-15) in the south.

Lands surrounding the Project site include a mixture of urban, agriculture, and undeveloped lands. Lands to the north of the Specific Plan area generally consist of single-family residential units with varying lot sizes, beyond which are undeveloped and undisturbed hillsides associated with the Lakeview Mountains. To the west of the Specific Plan area is the Heritage High School and Harvest Valley Elementary School, with the remaining areas consisting primarily of disturbed lands that appear to have been used in the past for agricultural production. To the south of the Specific Plan area are an existing agricultural operation, open space lands associated with the Double Butte County Park, undeveloped/disturbed lands, and several existing single-family residential neighborhoods. To the east of the Specific Plan area is the Homeland community, which includes several existing single-family neighborhoods, an existing golf course (Highland Palm Golf Course), several existing commercial developments, and disturbed/undeveloped lands.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Upon approval of the proposed Project, the Project would be consistent with the requirements of SP260A2, and would result in the same number of dwelling units as the existing approved Specific Plan. Pursuant to General Plan Land Use Element Policy LU 1.10, the "Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document." The proposed Project would be fully with all provisions of the revised Specific Plan; accordingly, with approval of SP260A2, the Project would be fully

consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.

2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and/or are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Although the site is not designated for conservation pursuant to the MSHCP, the County portion of SP260S1 accommodates a total of 102.8 acres of open space, concentrated in the southeast portion of the Specific Plan area. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project is not located within an area that is subject to fault hazards, although the site is subject to seismic activity characteristic of the Southern California region. The southern and northern portions of SP 260 are located within a high fire area; however, the portion of SP 260 proposed for subdivision by TR31500 is not identified as a high fire hazard area. The western portion of SP 260 located southerly of SR-74 is identified as being within a 100-year flood zone, including the western portion of TR31500. The Project site is not located in a dam inundation area. The proposed Project allows for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.
6. **Housing:** Implementation of the proposed Project would result in no change in the total number of dwelling units allocated to SP 260 (2,025 dwelling units within the portions of SP 260 located within unincorporated Riverside County). Thus, the Project would not adversely impact the General Plan Housing Element goals or policies.
7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): SP260A2 (MHDR, MDR, CR, LI, BP, MUPA, PF, OS-R, OS-C, OS-W)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 260, 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:

1. **Area Plan(s):** City of Menifee and the Sun City/Menifee Valley Area Plan to the West; Lakeview/Nuevo Area Plan to the north; San Jacinto Valley Area Plan to the east; Southwest Area Plan to the south.
2. **Foundation Component(s):** City of Menifee to the west (Community Development and Open Space); Community Development and Open Space to the north; Rural Community, Rural, and Community Development to the east; Rural and Community Development to the south.

3. **Land Use Designation(s):** City of Menifee to the west (Medium Density Residential, Low Density Residential, Very Low Density Residential, Commercial Retail, Business Park, Open Space – Recreation, and Open Space – Conservation); Medium Density Residential, Low Density Residential, Very Low Density Residential, Public Facilities, and Rural – Rural Mountainous to the north; Medium High Density Residential, Medium Density Residential, Commercial Retail, Rural – Rural Mountainous, Public Facilities, and Open Space - Recreation to the east; Light Industrial, Commercial Retail, Rural – Rural Mountainous, and Public Facilities to the south.
4. **Overlay(s):** None.
5. **Policy Area(s):** March Air Reserve Base Influence Area, Highway 79 Policy Area, Specific Plan No. 301, Specific Plan No. 293, Specific Plan 260 (City of Menifee).

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Menifee North Specific Plan No. 260
2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP260S1 would affect the following Planning Areas from the existing approved SP 256, Amendment No. 2: Planning Areas 24, 25, 26, 28, 32, 33B, and 34 (refer to Section I.A, *Project Description*, for a description of proposed changes to these planning areas).

I. **Existing Zoning:** Specific Plan (SP)

J. **Proposed Zoning, if any:** Specific Plan (SP)

K. **Adjacent and Surrounding Zoning:** City of Menifee to the west (SP Zone); Mobile Home Subdivisions & Mobile Home Parks (R-T-1) and Rural Residential (R-R) to the north; Rural Residential (R-R), One Family Dwellings (R-1), Scenic Highway Commercial (C-P-S), Mobile Home Subdivisions & Mobile Home Parks (R-T), and Controlled Development Areas (W-2) to the east; and Light Agriculture with Poultry (A-P) and Specific Plan Zone (S-P) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

As indicated by the checklist on the following pages the environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is: a) "New Significant Impact," b) "More Severe Impact," or c) an impact for which mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the Project proponent declines to adopt the mitigation measure or alternative.

- | | | |
|---|--|---|
| <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

Date

Matt Straite

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; FEIR No. 329; Google Earth

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Highway 74 traverses the site in an east-west orientation and is designated by the County General Plan as a "State Eligible" scenic highway (Riv. County, 2003a, Figure C-7). Impacts to scenic highway corridors were evaluated as part of FEIR No. 329, which concluded that compliance with the Specific Plan's development standards and design guidelines would preclude significant impacts to this State-eligible facility. As such, and consistent with the finding of FEIR 329, impacts to scenic highways would be less than significant. Therefore, revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility beyond what was already evaluated and disclosed as part of FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** SP260S1 proposes various changes to the land use designations for various planning areas, but primarily would involve changes to Planning Areas 32 and 33B, both of which also are proposed for subdivision by TR31500.

The majority of Planning Area 32 and the northwestern portion of Planning Area 33B consist of relatively flat land that was disturbed in the past for agricultural use. However, the southern and eastern portions of Planning Area 33B encompass a small hillside measuring approximately 80 feet in height that is characterized by rock outcroppings (Google Earth, 2014). Although implementation of the Project would largely eliminate this hillside through grading and development, such impacts are evaluated as less than significant because the on-site hillside comprises only a small portion of a much larger complex referred to as Double Butte. The majority of hillsides associated with the Double Butte landform would not be affected by Project development. In addition this landform already is planned for conservation both as a part of Planning Area 36 within SP 260 and through the County's designation of these areas as "Rural Mountainous," which allows for very limited development. Therefore, although implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would result in the elimination of a single landform, such impacts would be less than significant because views of the Double Butte landform from public viewing locations (e.g., SR-74) would not be affected by such development.

There are no prominent trees or unique or landmark features on-site under existing conditions. Implementation of the proposed Project would not result in the creation of an aesthetically offensive site, as the Specific Plan incorporates a variety of development standards and design guidelines that would ensure that development of the site occurs in a manner that is not offensive.

Based on the foregoing analysis, implementation of the proposed Project would result in a less-than-significant impact to scenic resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures were specified by EIR No 329 and no mitigation is required.

Monitoring: Monitoring is not required.

2. Mt. Palomar Observatory

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

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Source: Ord. No. 655 (Regulating Light Pollution), Harvest Valley/Winchester Area Plan, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The proposed Project is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on HVWAP Figure 7 (Riv. County, 2003b). Changes proposed to the Specific Plan would not affect the number of proposed dwelling units. Impacts associated with light and glare were previously evaluated in FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation, including, but not limited to, mandatory compliance with County Ordinance No. 655 which regulates light pollution in the County (Riv. County, 1988a). Mitigation measures from FEIR No. 329 would continue to apply to the proposed Project (refer to Mitigation Measures MM 26.1 and 26.3). The mitigation prohibits the use of high pressure sodium lighting, and also requires compliance with County Ordinance No. 655, which regulates light pollution including light pollution that has the potential to impact nighttime views at the Mt. Palomar Observatory. As such, and consistent with the conclusion of FEIR No. 329 impacts to the Mt. Palomar Observatory would be less than significant. Therefore, no new impacts to the Mt. Palomar Observatory would result from implementation of the proposed Project beyond that which was previously evaluated and mitigated to a level below significant as part of FEIR No. 329.

Mitigation: No new mitigation measures are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below. Mitigation Measure MM 26.3 has been eliminated because it is duplicative of the requirement per Mitigation Measure 26.1.

MM 26.1 (Condition of Approval 50.PLANNING.025) Because of the property's location with respect to Palomar Observatory, all proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655. low-pressure sodium vapor lamps for street lighting will be utilized.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 26.3 ~~The project will be subject to County Ordinance No. 655 regulating light pollution.~~

Monitoring: Monitoring shall occur as specified by EIR No. 329.

3. Other Lighting Issues

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

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b) Expose residential property to unacceptable light levels?

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Description, FEIR No. 329

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** SP260S1 includes standards for outdoor lighting within Section IV.C.7, *Lighting*. Standards included in the Specific Plan would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area, nor would it expose residential property to unacceptable light levels. Additionally, light and glare impacts were evaluated as part of FEIR No. 329, which concluded that such impacts would be reduced to below a level of significance with the incorporation of mitigation. Mitigation measures identified in FEIR No. 329 would continue to apply to the proposed Project. For example, mitigation measure MM 26.2 requires that lighting for all outdoor lighted areas, such as monumentation, must be oriented downwards and shielded to prevent direct upward illumination. As such, and consistent with the conclusion of FEIR No. 329 impacts associated with Project lighting would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project, as modified below. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below.

MM 26.2 (Condition of Approval 30.PLANNING.038) Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create and additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas~~Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.~~

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☐ ☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, GIS database, FEIR No. 329, and Project Application Materials.*

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to the Riverside County GIS database, the portions of SP 260 located within unincorporated Riverside County includes lands designated by the Farmland Mapping and Monitoring Program as "Farmland of Local Importance" and "Urban Built-Up Land" (Riv. County, n.d.; Riv. County, 2003a, Figure OS-2). Thus, the proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Accordingly, no impact to Farmland would occur with Project implementation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** The Project site is not zoned for agricultural use, and there are no lands subject to a Williamson Act contract or Agricultural Preserves in the Project vicinity (Riv. County, n.d.). Although portions of the site are used for agricultural production, including a portion of the area proposed for subdivision by TR31500, impacts to agricultural resources that would result from such conversion were fully evaluated and disclosed as part of FEIR No. 329. The Project would not conflict with existing agricultural zoning, land use, Williamson Act contracts or agricultural preserves and no impact would occur. Therefore, impacts to existing on-site agricultural operations would not be greater than was previously evaluated and disclosed as part of FEIR No. 329, and no new mitigation measures would be required.

c) **No Substantial Change from Previous Analysis:** Only one property located within 300 feet of SP 260 (i.e., south of and adjacent to the SP area) is zoned for agricultural use (Light Agriculture with Poultry), although no lands proposed for development as part of TR31500 are located within 300 feet of any properties zoned for agricultural use. Impacts to surrounding agricultural uses were evaluated and mitigated for as part of FEIR No. 329. (Riv. County, n.d.) The mitigation requires compliance with Riverside County Ordinance No. 625, which requires notification to future homeowners on-site that existing agricultural uses are occurring in the area and that the introduction of residential uses into the area shall not cause such agricultural uses to become a nuisance. Mitigation from FEIR No. 329 would continue to apply to the proposed Project; however, it should be noted that the area proposed for subdivision by TR31500 is not located within 300 feet of existing agricultural operations or agriculturally zoned property; thus, the provisions of Ordinance No. 625 (and associated mitigation from FEIR No. 329) would not apply to TR31500. Accordingly, significant impacts to off-site agriculturally zoned properties would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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d) **No Substantial Change from Previous Analysis:** Under existing conditions, there are no active agricultural operations within 300 feet of the Project site. Impacts to off-site agricultural use were previously evaluated and mitigated for as part of FEIR No. 329, as noted above under the discussion of Threshold 4.c). Therefore, impacts to existing surrounding agricultural uses would not occur and would be no greater than was previously evaluated, disclosed, and mitigated for as part of FEIR No. 329.

Mitigation: No new mitigation measures are required

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

☐ ☐ ☐ ☒

b) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

Source: *Riverside County General Plan, Project Application Materials.*

Findings of Fact:

a) through c) **No Substantial Change from Previous Analysis:** The Project site has been subject to development pursuant to the approved SP 260. In addition to the development of residential, commercial, business park, and recreational uses on-site, much of the Specific Plan area has been subject to disturbance associated with past agricultural uses on the site. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan (Riv. County, 2003a, Figure OS-3). There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☐ ☒

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☐ ☒

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient

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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Air Quality and GHG Impact Study*, RK Engineering Group, Inc., January 27, 2014; FEIR No. 329; SCAQMD AQMP; SCAQMD CEQA Air Quality Handbook; County General Plan Program EIR (Section 4.5, Air Quality); Google Earth

Findings of Fact:

Since the *Air Quality and GHG Impact Study* was prepared for the Project (January 27, 2014), minor revisions to TR31500 have occurred. As such, the *Air Quality and GHG Impact Study* calculated impacts that would result from the development of 206 dwelling units on the Project site which are currently proposed as part of TR31500. Therefore, the analysis included in the *Air Quality and GHG Impact Study* and in this EIR Addendum, accurately represents the impacts from the proposed Project.

a) No Substantial Change from Previous Analysis: The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce emissions in the Basin. The 2012 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG) (SCAQMD, 2013).

The Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's *CEQA Air Quality Handbook* (1993) (SCAQMD, 2003).

- ☐ **Consistency Criterion No. 1:** *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). With standard regulatory compliance with EPA and CARB Tier 2 emission standards and SCAQMD Rule 403, the proposed Project would not produce emissions under near-term construction activities or long-term operational activities that would exceed the SCAQMD Thresholds of Significance (refer to the discussion of Issues 6.b) and 6.c), below). Emissions generated during construction and operation also would not exceed SCAQMD's localized significance thresholds (LSTs), as indicated below under the discussion of Issues 6.b) and 6.c). Furthermore, revisions proposed by the Project would not result in any exceedance of applicable standards due to traffic volume increases at nearby intersections (i.e., carbon monoxide "hot spots"). On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- ☐ **Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments, changes of zone, or changes to approved specific plans may increase the intensity of use which may, in turn, result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Substantial Conformance to an approved Specific Plan, which would result in the modification of planning area designations and boundaries. The proposed Substantial Conformance would not, however, result in a net increase in the number of units allowed within the specific plan area, nor would the Project result in an increase to the intensity of any previously-approved land uses. Accordingly, Project-related emissions would be consistent with the adopted Specific Plan. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in FEIR No. 329.

b) & c) **No Substantial Change from Previous Analysis:** The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2009) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The land uses proposed by the Project would generate emissions that may adversely affect air quality in the near-term (construction phase) and the long-term (Project operation). Project-related air quality effects are discussed below.

Construction Emissions-Regional Thresholds

Project-related construction activities would result in emissions of CO, volatile organic compounds (VOCs), nitrogen oxides (NO_x), sulfur dioxide/sulfates (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) due to the operation of mechanical construction equipment and fugitive dust emissions. Construction emissions are expected to occur during the following construction activities:

- Site Preparation,
- Grading,
- Building Construction,
- Architectural Coatings, and
- Paving

Each of these activities accounts for worker and vendor trips to and from the site as shown in Table 9 of the Project's Air Quality Impact Analysis (Appendix C).

Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. The proposed Project would be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. Table 1, *Construction Emissions*, illustrates the total construction emissions that would result from the proposed Project. These emission calculations incorporate a number of feasible control measures that could be reasonably implemented by the proposed Project to significantly reduce PM₁₀ emissions during construction. Table 1 illustrates that during all construction phases, the daily total construction emissions would be below the daily thresholds established by the SCAQMD. Therefore the Project would not result

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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in significant regional emissions during construction and a less-than-significant impact would occur. (RK Engineering, 2014, p. 6-1)

Table 1 Construction Emissions

Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	5.38	57.74	44.39	0.04	4.62	3.65
Grading	6.95	80.85	53.18	0.06	4.70	3.88
Building Construction	10.21	70.93	79.83	0.13	8.61	5.01
Architectural Coating	33.07	2.56	6.51	0.01	0.95	0.39
Paving	2.79	20.37	15.61	0.02	1.29	1.09
Maximum ²	35.87	80.85	79.83	0.13	8.61	5.01
SCAQMD Threshold	75.	100.	550.	150.	150.	55
Exceeds Threshold (?)	No	No	No	No	No	No

All measurements are in lbs/day.

¹ Indicates air quality emissions levels with mitigation.

² Construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined (RK Engineering, 2014, Table 14)

Therefore, with mandatory compliance to SCAQMD Rule 403 and EPA/CARB Tier 3 standards, construction emissions generated by the Project would not exceed criteria pollutant thresholds established by the SCAQMD and are determined to be less than significant. Accordingly, the proposed Project would not substantially increase the severity of short-term construction impacts previously identified in FEIR No. 329.

Construction Emissions- Localized Significance Thresholds

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQs/CAAQs). These are referred to as Localized Significance Thresholds (LSTs). Table 2, *Construction Localized Significance*, illustrates the construction related LSTs for the Project area. As shown in Table 2, the emissions from the Project would be below SCAQMD thresholds of significance for localized construction emissions. Therefore, the Project would result in less-than-significant impacts associated with LSTs (RK Engineering, 2014, p. 6-1). Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 2 Construction Localized Significance

LST Pollutants ¹	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions	79.83	80.85	8.6	5.01
SCAQMD Construction Threshold ²	1,577	270	13	8
Exceeds Threshold (?)	No	No	No	No

¹ Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 for a disturbance area of 5 acres and at a receptor distance of 25 meters

² Reference: Source Receptor Area 24 Thresholds.
(RK Engineering, 2014, Table 15)

Operational Emissions-Regional Thresholds

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any Project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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parking area. Long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are shown in Table 3, *Regional Significance - Operational Emissions*. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating. Table 3 shows that the increase of all criteria pollutants as a result of the proposed Project is below the SCAQMD daily emission thresholds. Therefore, the Project would not result in significant Regional Operational emissions. (RK Engineering, 2014, p. 6-2)

Table 3 Regional Significance - Operational Emissions

Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	19.75	0.20	17.20	0.00	0.46	0.46
Energy Sources	0.21	1.76	0.75	0.01	0.14	0.14
Mobile Sources	7.37	21.54	87.19	0.23	15.37	4.31
Total: Area Sources + Energy + Mobile	27.32	23.50	105.14	0.24	15.97	4.91
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

All measurements are in lbs/day.

¹ Emissions levels do not exceed the significance thresholds, therefore additional air quality reduction measures will further reduce emissions levels.

(RK Engineering, 2014, Table 16)

As demonstrated in Table 3, above, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Therefore, long-term emissions are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in FEIR No. 329.

Operation Emissions- Localized Significance Thresholds

Table 4, *Localized Significance- Operational Emissions*, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. Table 4 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. Therefore, the Project would not result in significant Localized Operational emissions (RK Engineering, 2014, p. 6-2). Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Conclusion

As indicated in the above analysis, no impacts would occur based on the SCAQMD regional thresholds during construction activities or long-term operation. Additionally, construction and long-term operation of the proposed Project would not exceed the SCAQMD LSTs. Accordingly, regional and operation air quality impacts would be less than significant. Therefore, the Project would not substantially increase the severity of air quality impacts previously identified in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project site is located approximately 0.25 mile to the east of the Heritage High School, and in close proximity to several existing residential neighborhoods (i.e., to the east and southwest of the Project site); both residential uses and school uses are considered sensitive receptors (Google Earth, 2014). Therefore, the Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during both near-term construction activities and long-term operation.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table 4 Localized Significance- Operational Emissions

LST Pollutants ¹	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions ²	26.66	4.11	2.1	1.03
SCAQMD Operation Threshold ³	1,577	270	4	2
Exceeds Threshold (?)	No	No	No	No

¹ Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 for a disturbance area of 5 acres and at a receptor distance of 25 meters.

² Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the project site.

³ Reference: Source Receptor Area 24 Thresholds.

Source: Air Quality and GHG Impact Study (Table 17)

Construction and Operational LST Analysis

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities (refer to Table 2) and long-term operational activities (refer to Table 3) associated with the proposed Project would not exceed SCAQMD LST thresholds. Accordingly, impacts to nearby sensitive receptors that could occur during construction and operation of the proposed Project would be less than significant.

CO "Hot Spot" Analysis

The SCAQMD recommends that a local CO hot spot analysis be conducted if an intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

Conclusion

Based on the foregoing analysis, the proposed Project would not expose sensitive receptors which are located within one mile of the Project side to substantial point source emissions, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** The proposed Project would not involve the construction of residential land uses within one (1) mile of any substantial point-source polluters. As shown previously on Figure 9 and previously described, land uses within one mile of the Project site include only agriculture, schools, urban and rural residential, open space, and two self-storage facilities (Google Earth, 2014). None of these land uses are considered "substantial point-source emitters." Additionally, and as indicated under the analysis of Issue 6.d), above, there are no intersections in the Project vicinity with the potential to be impacted by CO Hotspots, and Project operations would not result in substantial pollutant concentrations on-site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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f) **No Substantial Change from Previous Analysis:** Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. As such, short-term odor impacts associated with Project construction would be less than significant and not mitigation is required.

The Project proposes to develop the site with residential land uses, as well as associated infrastructure (roadways, water mains, wastewater mains). These land uses are not typically associated with the generation of objectionable odors. Accordingly, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people. Long-term odor impacts would be less than significant and mitigation would not be required.

Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project, and are summarized below. Modifications to the EIR No. 329 mitigation have been made as necessary to reflect current County and regulatory requirements. In addition, the proposed Project shall be conditioned to comply with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards pursuant to Mitigation Measure MM 6.6.

- MM 6.1 (Condition of Approval 10-30) The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.
- MM 6.2 (Condition of Approval 10-31) In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.
- MM 6.4 (Condition of Approval 10-32) Figure V-19, *Bus Turnout and Stop Locations*, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.
- MM 6.5 (Condition of Approval 10-33) Low VOC (Volatile Organic Compound) emitting paints should be used.

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 6.6 (Condition of Approval 10-34) The Project shall demonstrate compliance with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS database; WRC-MSHCP; On-site Inspection; MSHCP Consistency Analysis, Paul A. Principe and Associates, August 3, 2011; *Burrowing Owl Survey*, Paul A. Principe and Associates, August 1, 2011; *Los Angeles Pocket Mouse Survey*, AMEC, August 2011; *Determination of Biological Equivalent or Superior Mitigation*, Glenn Lukos Associates, Inc., November 3, 2014.; MSHCP Consistency Analysis, Glen Lukos Associates, Inc., October 2, 2014; Jurisdictional Delineation, Glen Lukos Associates, Inc., October 3, 2014;

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) **No Substantial Change from Previous Analysis:** The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (Riv County, 2003c). The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. TR31500, which proposes to implement Medium Density Residential land uses within Planning Areas 32 and 33B of SP260, is not located within any MSHCP conservation cells, indicating that the site is not designated for conservation under the plan. The Project site is located approximately 1.9 miles southwest of the nearest conservation cell (Cell #3295 of Lakeview Mountains – West Subunit (2) of the Lakeview/Nuevo Area Plan). (Principe, 2011a)

Although the Project site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP, including, but not limited to, the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. A discussion and analysis of the Project consistency with these elements of the MSHCP is provided below.

MSHCP Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Riparian/ Riverine Areas

Volume I, Section 6.1.2 of the MSHCP defines Riparian/Riverine Areas as follows:

Riparian/Riverine Areas are lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in the definition. (GLA, 2014a, p. 4)

Project biologists conducted an updated assessment for MSHCP riparian/riverine areas on March 28 and September 26, 2014. The Project site contains approximately 0.77 acre of riparian/riverine areas, including 0.38 acre of riparian vegetation and 0.39 acre of unvegetated riverine areas. Table 3- 1 of the 2014 MSHCP Consistency Analysis (Appendix G1) provides a summary of MSHCP riparian/riverine areas for the Project site. (GLA, 2014a, p. 4)

The Project site contains a primary drainage feature (Drainage A) that originates offsite to the east and extends west through the property for approximately 1,643 linear feet. The drainage exhibits a deeply incised channel with a predominantly unvegetated sandy bottom, ranging from five to 15 feet wide. The upper portions of the channel supports riparian vegetation dominated by mulefat scrub, but also includes Fremont's cottonwood and palo verde (*Parkinsonia aculeata*), and a number of non-native shrubs near the eastern property boundary. Upland areas immediately adjacent to the channel support Riversidean sage scrub, including California buckwheat and tarragon (*Artemisia dracuncululus*). A smaller drainage feature (Drainage A1) originates offsite to the north and extends south/southwest before joining Drainage A at the western property boundary. Drainage A1 has an average width of three to four feet and does not support any riparian vegetation. The majority of the drainage is regularly disced by farming activities. (GLA, 2014a, p. 4)

As such, the proposed Project would unavoidably impact all riparian/riverine areas within the Project site, totaling 0.77 acre, which includes 0.38 acre of riparian areas and 0.39 acre of unvegetated riverine areas.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Pursuant to *Volume I, Section 6.1.2* of the MSHCP, a Determination of Biological Equivalent or Superior Preservation (DBESP) is required for unavoidable impacts to riparian/riverine areas, and has been prepared for the proposed Project (refer to Appendix G7). The DBESP proposes to offset Project impacts to riparian/riverine through the purchase credits through an approved mitigation bank/in-lieu fee program. The DBESP proposes to replace the loss of riparian habitat at a 3:1 ratio (2.31 acres), including riparian creation/restoration at a 1:1 replacement ratio (0.77 acre), and enhancement at an additional 2:1 replacement ratio (1.54 acres). With the approval of a DBESP, the Project would be consistent with *Volume I, Section 6.1.2* of the MSHCP as it pertains to riparian/riverine areas. (GLA, 2014a, pp. 5-6; GLA, 2014c, p. 7)

Vernal Pools

Volume I, Section 6.1.2 of the MSHCP defines Riparian/Riverine Areas as follows:

Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.

The Project site does not support vernal pools. Therefore, the proposed Project would not impact vernal pools, and as such would be compliant with *Volume I, Section 6.1.2* as it pertains to vernal pools. (GLA, 2014a, p. 7)

Purpose Species

As outlined in *Volume I, Section 6.1.2*, focused surveys are required for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), vernal pool fairy shrimp (*Branchinecta lynchi*), if suitable habitat is present and not being avoided by a project. The Project site does not contain suitable habitat for these species, and therefore focused surveys are not required. (GLA, 2014a, p. 5)

MSHCP Section 6.1.3 – Protection of Narrow Endemic Plant Species

Volume I, Section 6.1.3 addresses 14 Narrow Endemic Plants distributed throughout the MSHCP Plan Area. *Volume I, Section 6.3.2* addresses 13 Criteria Area Plants. Projects are required to conduct habitat assessments (and focused surveys within suitable habitat) for designated Narrow Endemic Plants and/or Criteria Area Plants if a project occurs within a Narrow Endemic Plant Species Survey Area (NEPSSA) and/or a Criteria Area Plant Species Survey Area (CAPSSA). (GLA, 2014a, p. 5)

The Project site is not located within the NEPSSA or CAPSSA. As such focused surveys are not required for special-status plants pursuant to the MSHCP. As such, the proposed Project would be consistent with MSHCP *Section 6.1.3*. (GLA, 2014a, p. 5)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MSHCP Section 6.1.4 – Guidelines Pertaining to the Urban/Wildlands Interface

The Project site is not located in close proximity to a MSHCP Conservation Area. The most proximate conservation area is Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains), which is located approximately 1.9 miles northeast of the site (Principe, 2011a, p. 16). Future development would not result in edge effects that would adversely affect biological resources within the MSHCP Conservation Area. Therefore, the proposed Project is not subject to Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge effects such as lighting, urban runoff, toxics, and domestic predators as presented in Volume 1, Section 6.1 of the MSHCP. Accordingly, the proposed Project would be consistent with MSHCP Section 6.1.4. (GLA, 2014a, p. 8)

MSHCP Section 6.3.2 – Additional Survey Needs and Procedures

Volume I, Section 6.3.2 of the MSHCP states that in addition to the Narrow Endemic Plant Species addressed in Volume I, Section 6.1.3, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. The Project site is not located within the CAPSSA or amphibian survey areas, but is located within the burrowing owl survey area and mammal survey area for Los Angeles Pocket Mouse (LAPM). (GLA, 2014a, p. 7)

Implementation of the proposed project shall impact an area that is occupied by Los Angeles Pocket Mouse (*Perognathus longimembris breviansus*) (LAPM) as was determined by focused surveys conducted in 2011. Section 6.3.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) calls for at least 90 percent avoidance of any areas that are occupied by LAPM and provide long-term conservation value for the species. Suitable habitat within the Project site will be removed by the build out of a flood control facility that is required as part of the Romoland-Homeland Master Drainage Plan. Without the flood control improvements most of the LAPM habitat would be negatively impacted by high rates of erosion within the drainage present onsite.

The Double Butte area that is adjacent to the proposed Project site does contain suitable habitat for LAPM however the area is not considered a Core Area for LAPM. The Western Riverside County Regional Conservation Authority does not consider the area as having long term conservation value and does not plan on making any acquisitions in the area to protect LAPM at this time. The Riverside County Waste Management Department which controls a large portion of the Double Butte area has no plans for conserving any land within the Double Butte area for LAPM or any other species. Without any long term conservation within the Double Butte the LAPM population on the project site could be considered genetically isolated and therefore not viable in the future.

Because a determination was made that the subject property and the surrounding areas do not have any long term conservation value the project was found to be in compliance with the MSHCP without any further mitigation for LAPM.

Burrowing owls were not detected onsite during focused surveys performed by Principe and Associates in 2011 (GLA, 2014a, p. 7; Principe, 2011b, p. 4). As a follow up to confirm the presence/absence of burrowing owls, the MSHCP requires pre-construction surveys to be conducted within 30 days prior to site grading. If present, burrowing owls would be relocated from the site following accepted protocols, pursuant to MSHCP Objective 6 for burrowing owls.

AMEC performed a trapping study targeting the LAPM in 2011. The LAPM was detected onsite by AMEC, with five individuals trapped in the southern portion of the property (Golder, 2014, p. 1). The MSHCP requires 90-percent avoidance of areas with long-term conservation value for the species in areas with positive detections. If the 90-percent avoidance goal cannot be achieved, then a DBESP is required to address mitigation for impacts to LAPM habitat. Golder Associates (2014) recently analyzed whether the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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site contains habitat with long-term conservation value for LAPM. Based on Golder's analysis, the Project site and areas to the west of the site contains 30.1 contiguous acres of habitat potentially occupied by LAPM. The Golder analysis stated that the areas of suitable habitat are too small to support a population of LAPM that is genetically diverse enough to provide long-term conservation. The habitat contiguous with the Project site is highly constrained and isolated from any larger occupied habitat areas to the south by Double Butte and an existing housing development along Briggs Road. As a further future constraint, Riverside County Flood Control District will construct the Briggs Detention Basin. Golder's analysis concluded that the LAPM population at the Project site and its associated habitat lacks long-term conservation value. As such, avoidance of the population would not be required by the MSHCP, and the Project would not require a DBESP to address LAPM impacts. (GLA, 2014a, p. 8)

The proposed Project would therefore be consistent with Volume I, Section 6.3.2 of the MSHCP.

Based on the foregoing analysis, the proposed Project would be fully consistent with the MSHCP requirements, and impacts would be less than significant. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plan applicable to the Project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

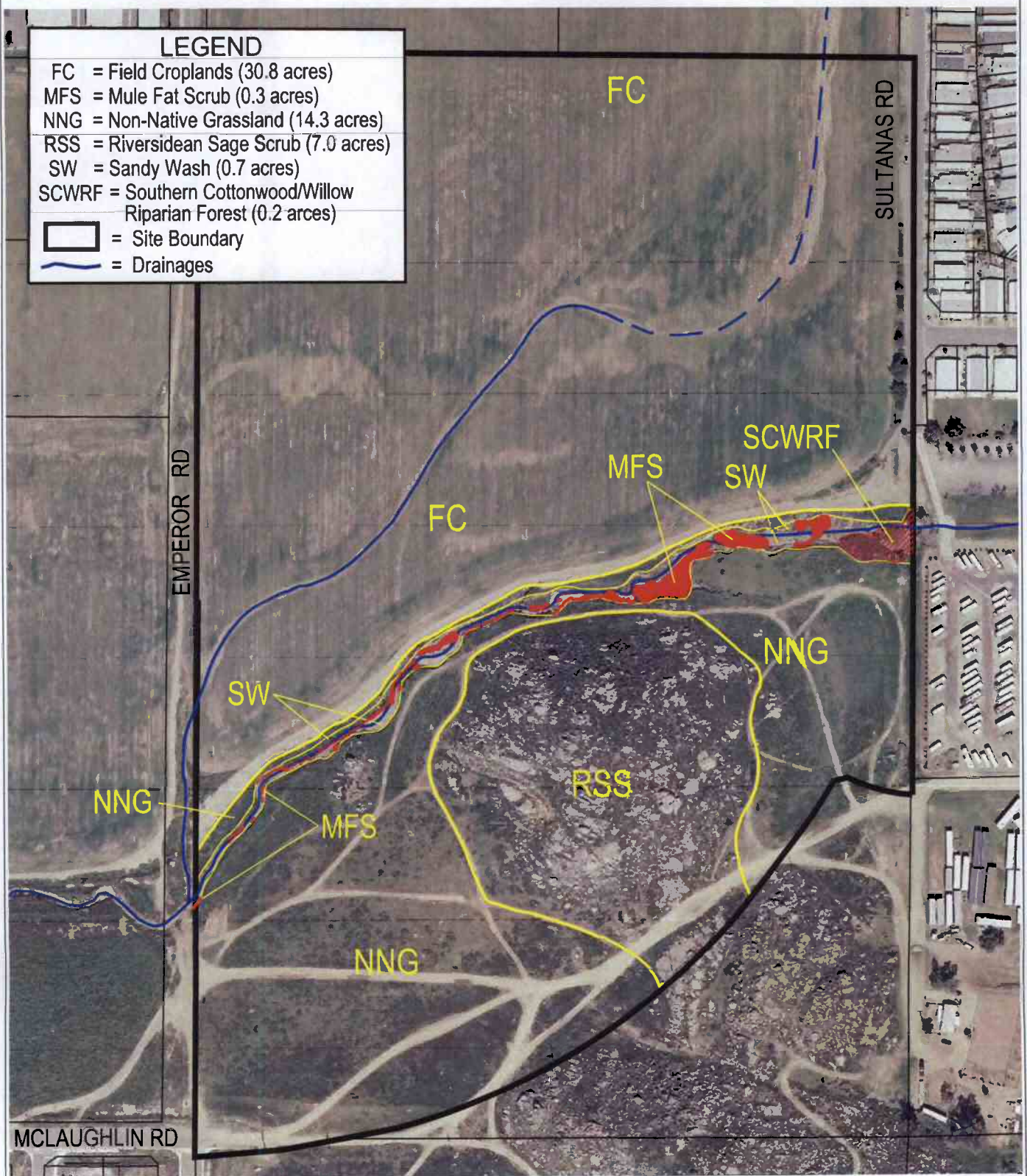
b & c) No Substantial Change from Previous Analysis: An assessment of habitat within TR31500 was conducted by Principe Associates in August 2011 and is documented in the Project's MSHCP Consistency Analysis report (Appendix G4). The assessment found that the Project site contains several vegetation communities, including Riversidean Sage Scrub (7.0 acres), Non-Native Grassland (14.3 acres), Southern Cottonwood/Willow Riparian Forest (0.2 acre), Mule Fat Scrub (0.3 acre), and Field Croplands (30.8 acres) (GLA, 2014a, p. 2). Figure 10, *Biological Resources Map*, depicts the distribution of these vegetation communities on the Project site.

The MSHCP Consistency Analysis for TR31500 determined that although the Project site contains suitable habitat for the burrowing owl, no burrowing owls were observed on-site during a nesting season survey of the site conducted by Principe and Associates in 2011. In addition, the survey did not uncover evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years on the site. (Principe , 2011b, p. 1).

The MSHCP Consistency Analysis identified the presence of five (5) L.A. Pocket Mouse individuals on-site. However, the areas of suitable habitat are too small to support a population of LAPM that is genetically diverse enough to provide long-term conservation. As such, avoidance of the population would not be required by the MSHCP, and the Project would not require a DBESP to address LAPM impacts (GLA, 2014a, p. 8).

In addition, the Project site contains riparian areas that may provide habitat for sensitive species listed in Section 6.1.2 of the MSHCP. As discussed above under the analysis of Issue 7.a, Project impacts to the MSHCP Riparian Areas on-site would be reduced to less than significant levels through the purchase of off-site conservation credits at an approved mitigation bank.

The Project site is not located in a portion of the MSHCP area where narrow endemic plant species are targeted for conservation, and no narrow endemic plant species are known to occur on-site. Accordingly, the Project would not result in any new significant impacts to narrow endemic plant species. In addition, other than the Burrowing Owl and L.A. Pocket Mouse (discussed above), the Project site does not contain suitable habitat for any other sensitive, threatened, candidate, or endangered species.



Source(s): Principle and Associates (09-03-2011)



FIGURE 10
BIOLOGICAL RESOURCES MAP

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Based on these findings, and assuming compliance with applicable MSHCP requirements (as would be required pursuant to Mitigation Measure's 11.3 and 11.4), implementation of TR31500 would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: Specific Plan No. 260 was designed to incorporate large areas of open space within the southeastern portions of the Specific Plan area, which would provide for on-site habitat that is contiguous with the Double Butte County Park. In addition, SP 260 is located approximately 1.9 miles from the nearest MSHCP conservation cells, which were designed, in part, to accommodate wildlife movement areas throughout western Riverside County. Therefore, since SP 260 already accommodates 102.8 acres of contiguous open space that would accommodate wildlife movement, and because the Project area is not targeted for conservation under the MSHCP, the proposed Project would not result in any impacts to wildlife movement corridors. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) No Substantial Change from Previous Analysis: As indicated on Figure 10, the Project site contains a blueline stream supporting Southern Cottonwood-Willow Riparian Forest (0.2 acre) and Mule Fat Scrub (0.3 acre), both of which meet the MSHCP's definition of a Riparian/Riverine Area. Although an ephemeral drainage also occurs on-site, the ephemeral drainage is void of vegetation, and therefore does not provide for habitat for sensitive plant or animal species.

Implementation of the proposed Project would result in impacts to the on-site blueline stream and associated riparian habitat. However, compliance with the Project's DBESP would ensure that the proposed Project's impacts to riparian habitat would be less than significant. Mitigation for impacts to riparian/riverine areas is proposed as the purchase of credits at a 3:1 replacement ratio through an approved mitigation bank/in-lieu fee program such as the Riverside-Corona Resource Conservation District (RCRCD) (GLA, 2014a, p. 7).

Based on the foregoing analysis, and assuming compliance with applicable MSHCP requirements (as would be required pursuant to Mitigation Measure's 11.3 and 11.4), implementation of TR31500 would not result in any new significant impacts to riparian habitats or other sensitive natural communities, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

f) No Substantial Change from Previous Analysis: Based on the site specific analysis conducted by Glen Lukos Associates, areas proposed for development by TR31500 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds and other human-modified depressions, etc.). The Project site contains one drainage system that exhibits an ordinary high water mark (OHWM) with several characteristics of stream flow including destruction of terrestrial vegetation, terracing, change in soil characteristics, debris racks, and/or visible water marks. However, the drainage system does not exhibit a significant nexus or surficial connection with any traditionally navigable water, does not support an interstate commerce connection, and is considered isolated pursuant to SWANCC. Therefore, the drainage system is not subject to Corps jurisdiction pursuant to Section 404 of the CWA (GLA, 2014b, p. 9). Accordingly, a significant impact to federally protected wetlands would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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g) No Substantial Change from Previous Analysis: Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on site surveys conducted by Principe Associates, the Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy (refer to Figure 10) (Principe, 2011a, pp. 6-10). Accordingly, a significant impact to oak trees would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation:

Impacts would be less than significant; therefore, additional mitigation beyond the applicable mitigation measures specified in FEIR No. 329 would not be required. Applicable mitigation measures from FEIR No. 329 are provided below, and have been modified to address current County requirements.

MM 11.2 (Condition of Approval 30.PLANNING.028) Prior to the issuance of grading permits, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 53.3 acres in accordance with the Specific Plan. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. The project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed within Stephens' Kangaroo Rat (SKR) fee assessment areas.

However, to address planned impacts to the 0.38 acre of riparian habitat and another 0.3 acre of unvegetated streambed, and in order to ensure that the Project complies with MSHCP Section 6.1.2 and the site-specific DBESP requirements, the following shall be imposed as a condition of Project approval:

MM 11.3 (Condition of Approval 60.EPD.003) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 5.0 of the document entitled, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis," prepared by Glenn Lukos Associates and dated November 3, 2014. The mitigation requires the Project Applicant to obtain mitigation credits reflecting a 3:1 ratio for Project-related impacts (i.e., 2.31 acres of riparian habitat, including creation/restoration at a 1:1 replacement ratio (0.77 acre) and enhancement at an additional 2:1 replacement ratio (1.54 acres)) have been purchased at an approved conservation bank. The required compensatory mitigation must be approved by the California Department of Fish and Game (CDFG) and the Santa Ana Regional Water Quality Control Board (RWQCB) prior to the purchase of any mitigation credits. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Additionally, although impacts to the burrowing owl are anticipated to be less than significant, the following mitigation measure is intended to ensure appropriate measures are taken in the event the site becomes occupied by burrowing owls prior to Project construction.

- MM 11.4** (Condition of Approval 60.EPD.001) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Monitoring:

- MM 11.2** The County shall ensure the appropriate SKR fee has been paid and other requirements met prior to the issuance of building and/or grading permits, as appropriate.
- MM 11.3** Prior to final grading inspection, the Riverside County Environmental Programs Department shall verify that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in in Section 5.0 of the document entitled, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis," prepared by Glenn Lukos Associates and dated November, 2014.
- MM 11.4** Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, Phase II Cultural Resources Report, FEIR No. 329

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** Impacts to historic resources were evaluated as part of FEIR No. 329, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. Areas proposed for impact by the proposed Project would be the same as was evaluated in FEIR No. 329. In addition, no historic sites were recorded on the Project site during a Phase I Cultural Resources Survey conducted by White and White in 2004 and none were found during the Phase II Cultural Resources Survey of the site conducted in November 2014 and April 2015 (Barros, 2015, p. 25, Attachment F-6). Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Phase II Cultural Resources Report, FEIR No. 329, Assembly Bill 52

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** The site-specific Phase II Cultural Resources Report (Technical Appendix D2) prepared for the Project determined that nine bedrock milling (BRM) sites (RIV-2607, -7529, -7530, -11897, -11898, -11899, -11900, -11901, and -11902) are present on the Project site. On-site excavations were conducted in November 15, 2014 and April 18, 2015. A description of each of the BRMs uncovered on-site is provided below. None of the BRMs on the Project site are considered significant resources under CEQA. (Barros, 2015, pp. 30, 73, 74)

RIV-2607

RIV-2607 produced a flake scraper and eight pieces of debitage made of a diverse set of lithic materials. The overall density of materials was quite low and aside from the scraper and a worked tool edge piece of debitage, no ground or flaked stone tools, fire-altered rock, bone or utilitarian ornamental or ceremonial items were recovered. No evidence of structural features were observed. Given the low density and diversity of artifact types recovered and the lack of cultural features other than bedrock milling outcrops, the Phase II Cultural Resources Report determined that the research potential of RIV-2607 has been essentially exhausted. RIV-2607 is not viewed as a significant resource under CEQA. (Barros, 2015, p. 73)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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RIV-7529

Aside from the bedrock milling features, only a single possible Native American artifact was recovered from RIV-7529: a broken bird leg bone from an unidentified species. Given its location in a highly rodent-disturbed unit, its somewhat fresh appearance, and the recovery of a shotgun shell in the same unit, it is uncertain whether this bird leg bone is a prehistoric find. Therefore, the Phase II Cultural Resources Report determined that this prehistoric component has no further research potential beyond what has already been established through on-site test excavations. (Barros, 2015, p. 73)

In addition, a 0.22 bullet casing and a 12-gauge shotgun shell, both dating no earlier than the 1950s, were recovered from Units 2 and 5 of RIV-7529. The bullet casing and shotgun shell are viewed as historic isolates which are not considered significant by definition. In any event, the historic component of this BRM has no further research potential beyond what has already been established through on-site test excavations. (Barros, 2015, p. 73)

RIV-7529 is not viewed as a significant resource under CEQA. (Barros, 2015, p. 73)

RIV-7530

This bedrock milling site consists of two slicks on two different rock outcrops approximately 11 meters apart. The Phase II excavations did not reveal any subsurface deposits and no artifacts were recovered from the surface or the subsurface test excavations. As a result, this site has no further research potential beyond what has been accomplished through the test excavations and an update of the existing site record. RIV-7530 is not viewed as significant resources under CEQA. (Barros, 2015, p. 74)

RIV-11897 and -11898

These bedrock milling sites each consist of a granitic outcrop with a single slick. They have no surface artifacts and no artifacts were recovered during the excavations conducted as part of the Phase II Cultural Resources Survey. As a result, these two sites have no further research potential beyond what has been accomplished through the test excavations and site recordation. RIV-11897 and -11898 are not viewed as significant resources under CEQA. (Barros, 2015, p. 74)

RIV-11899

RIV-11899 consists of a granitic bedrock milling outcrop with a single slick. On-site test excavations produced a prehistoric quartz flake fragment and a 0.22 shell casing dating to after World War II. The 0.22 shell is an historic isolate and is not a significant historical resource by definition. As a prehistoric site, the recovery of a single quartz flake indicates that the site has a very low density and diversity of artifacts with little or no potential to contribute additional information. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11899 has been essentially exhausted. RIV-11899 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 74)

RIV-11900

RIV-11900 consists of a granitic bedrock milling outcrop with a single slick. On-site test excavations produced a 0.22 shell casing post-dating World War II. The 0.22 shell is an historic isolate and is not a significant historical resource by definition. No prehistoric artifacts were recovered. This indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11900 has been essentially exhausted. RIV-11900 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 74)

RIV-11901

RIV-11901 consists of a granitic bedrock milling outcrop with a single slick. No prehistoric artifacts were recovered from the surface or from subsurface test excavations as part of the Phase II Cultural Resources

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Survey. However, a 12-gauge shotgun shell headstamp dating to the 1930s or 1940s was noted on the surface of the site. The 12-gauge shotgun shell head stamp is a historic isolate and is not a significant historical resource by definition. The lack of prehistoric artifacts indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11901 has been essentially exhausted. RIV-11901 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 75)

RIV-11902

RIV-11902 consists of a granitic bedrock milling outcrop with a single slick. While no surface artifacts are present, the test excavations produced a 12-gauge shotgun shell head stamp dating to after World War II. The 12-gauge shotgun shell head stamp is an historic isolate and is not a significant historical resource by definition. No prehistoric artifacts were recovered. This indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11902 has been essentially exhausted. RIV-11902 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 75)

Impacts to archaeological resources were evaluated as part of FEIR No. 329, which determined that there is a potential for Project grading activities to uncover previously unknown resources on-site. Monitoring by a qualified archaeologist is required as mitigation during construction and is recommended in the Phase II Cultural Resources Report (Technical Appendix D2). With mitigation incorporated, impacts to historical resources and sites would be less than significant. Impacts associated with the proposed Project (i.e., the area encompassing TR31500) are consistent with the areas identified for impact as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts to archaeological resources beyond that which was evaluated and mitigated for as part of FEIR No. 329. However, since the certification of FEIR No. 329 in 1994, the County of Riverside has updated its mitigation for previously undiscovered archaeological resources. As such, revised mitigation measures 15.1 through MM 15.3 (Condition of Approval Nos. 10.PLANNING.024, 30.PLANNING.023, and 90.PLANNING.018) are proposed that are functionally equivalent to what was provided in FEIR No. 329 but provide consistency with current County requirements.

c) **No Substantial Change from Previous Analysis:** No human remains have been identified on-site during past archaeological investigations. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded. Therefore, impacts to human remains are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project site does not contain any existing religious or sacred uses. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** Assembly Bill 52 (AB 52) was signed into law by on September 25, 2014, and requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a project site, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project (AB 52, p. 1). The

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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environmental analysis for the proposed Project commenced in 2011/2012, and the County determined prior to the adoption of AB 52 that the appropriate form of CEQA-compliance documentation is an Addendum to FEIR No. 329. Additionally, the legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015" (AB 52, p. 2). Although AB 52 is not applicable to the proposed Project, and as detailed in the Phase II Cultural Resources Evaluation for the proposed Project, a letter was sent to the Native American Heritage Commission requesting a Sacred Lands check on November 19, 2014. Subsequently scoping letters were sent to all groups or individuals listed in the NAHC response, informing them of the project and of the preliminary results of the test excavations. (Barros, 2015, page vii) No responses were received indicating that the Project site contains tribal cultural resource as defined in Public Resources Code 21074. As such, it can reasonably be concluded that the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified impact as analyzed in FEIR No. 329.

Mitigation:

Revised/Supplemented Mitigation Measures

FEIR No. 329 includes one mitigation measure, which would continue to apply to the proposed Project. However, the mitigation measure identified by FEIR No. 329 for impacts to archeological resources is out of date and does not reflect current regulatory requirements. Accordingly, the following FEIR No. 329 Mitigation Measure would be supplemented and replaced by the revised (and more stringent) requirements listed below:

Former FEIR No. 329 Mitigation Measure 15 [Renumbered as Mitigation Measure 15.1]:

MM 15.1 ~~(Condition of Approval 10.PLANNING.024)Given the element of uncertainty of any archeological survey due to the potential sub-surface dimension, it is recommended that should archaeological materials be discovered during grading activities, a qualified archaeologist shall be retained for evaluation. If during ground disturbing activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this mitigation measure, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.~~

In the event that a cultural resource(s) site is discovered:

- a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource(s).
- c) Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Supplemental/New Mitigation Measures

In addition, although impacts would be less than significant, the County nonetheless has imposed the following new mitigation measures on the proposed Project:

- MM 15.2** (Condition of Approval 30.PLANNING.023) Prior to grading permit issuance within Planning Areas 32 and 33B, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American monitor(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Department (Grading Division). If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."
- MM 15.3** (Condition of Approval 60.PLANNING.032) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder, and tribal monitor throughout the process.
- MM 15.4** (Condition of Approval 60.PLANNING.034) Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes. Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only. For any identified significant resources, should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

MM 15.5 (Condition of Approval 60.PLANNING.038) Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

MM 15.6 (Condition of Approval 60.PLANNING.039) Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-7538A during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements: Prior to grading permit issuance, the developer/permit holder shall provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

- a. In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-RIV-7538A, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - i. The project archaeologist shall identify the site boundaries.
 - ii. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
 - iii. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
 - iv. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-RIV-7538A.
 - v. Fencing may be removed after the conclusion of construction activities.

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MM 15.7	<u>(Condition of Approval 60.PLANNING.040) Prior to grading approval the Project Applicant shall determine the ultimate disposition for this site. All efforts will be made to avoid and preserve this site. In the event that this site cannot be avoided, the applicant agrees to relocate the site within previously designated open space within property contiguous to the south of TR31500.</u>				
MM 15.8	<u>(Condition of Approval 70.PLANNING.001) Prior to grading permit final inspection (Archaeological Monitoring/Phase IV Report Submittal), the developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval.</u>				
MM 15.9	<u>(Condition of Approval 70.PLANNING.002) Prior to grading permit final inspection. The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.</u> <ol style="list-style-type: none"> a. <u>A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.</u> b. <u>A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</u> c. <u>If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.</u> d. <u>Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.</u> 				
MM 15.10	<u>(Condition of Approval 90.PLANNING.018) Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The</u>				

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance.

Monitoring: Monitoring shall occur as specified above in Mitigation Measures MM 15.1 through MM 15.10.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to the Riverside County General Plan, portions of SP260 contain areas with high paleontological sensitivity (Riv. County, 2003a, Figure OS-8). Potential impacts to paleontological resources were evaluated and disclosed in FEIR No. 329, which identified significant, but mitigable impacts to paleontological resources. Mitigation was imposed requiring the monitoring of site grading activities by a qualified paleontological monitor. Mitigation measures from FEIR No. 329 would continue to apply to the proposed Project. Accordingly, no new or increased impacts to paleontological resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from FEIR No. 329 would continue to apply to the proposed Project. FEIR No. 329 mitigation measures that are applicable to the proposed Project are provided below, and have been modified (as shown) to reflect the County's current mitigation requirements for paleontological resources. The revised mitigation provides a better level of protection for paleontological resources as compared to the mitigation that was identified in FEIR No. 329.

MM 15.511 (Conditions of Approval 30.PLANNING.024, 60.PLANNING.031, and 90.PLANNING.017) Prior to the issuance of grading permits, the developer shall submit a copy of a fully executed contract, including the name, telephone number, and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The qualified paleontologist shall be included on the County's Paleontology Consultant List. The Project Applicant also shall enter into an agreement with the qualified paleontologist, which shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with. Prior to the commencement of grading, pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. Since the paleontologic sensitivity for the site is very low, there is

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to
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No
Substantial
Change from
Previous
Analysis

~~no need to have a grading monitor present on the property for near surface grading. However, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist, along with older alluvium deposits which occur at depths of less than ten feet. Monitoring on a part-time basis should be satisfactory for this project given the relatively low sensitivity of the sediments. If fossils are found by the owners of the property, their agents, contractors, or subcontractors during the development of the property, they should be reported immediately to a qualified, professional paleontologist for evaluation.~~

~~If grading of older alluvium occurs or earthmoving occurs at depths of more than ten feet, or if fossils are encountered on the property during development, the following mitigation procedures shall be followed:~~

- ~~• The project paleontologist shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation.~~
- ~~• A paleontologic monitor shall be immediately retained to be present during earthmoving on the property. The monitor must be empowered to temporarily halt or redirect excavation equipment if additional fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.~~
- ~~• The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off site for processing by screen washing.~~
- ~~• Fossils recovered during earthmoving or as a result of screen washing of sediment samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.~~
- ~~• A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report will minimally include a settlement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a settlement of their scientific significance.~~
- ~~• The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long term preservation to allow future scientific study.~~

Monitoring: Monitoring shall occur as specified above in Mitigation Measure MM 15.11.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Fault Hazard Zones				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan; GIS database; Geologist Comments; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.*

Findings of Fact:

a) & b) **No Substantial Change from Previous Analysis:** All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of FEIR No. 329. A site-specific geotechnical report also has been prepared for Tract 31500, which concludes that the Project site is suitable/provisionally suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical report. As disclosed in FEIR No. 329 and the site-specific geotechnical report, the Project site is not located within an Alquist-Priolo Special Studies Zone and no faults occur on-site (Riv. County, 2003a, Figure S-2). The site-specific geotechnical report concluded that the nearest zoned active faults are the San Jacinto-San Jacinto Valley Fault, located approximately 8.9 miles (14.3 km) northeast of the site; the San Jacinto-Anza Fault, located approximately 12.2 miles (19.6 km) east and the Elsinore-Temecula Fault, located approximately 13.5 miles (21.7 km) southwest of the site. The Project would not be subject to seismic hazards beyond those that naturally occur throughout the Southern California region (Leighton, 2007, p. 7). Consistent with the findings of FEIR No. 329, the proposed Project's impacts to geology and soils would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329. FEIR No. 329

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below, although some modifications have been made in order to reflect current building code requirements.

MM 1.1 (Condition of Approval 10-35) The proposed structures and foundations shall be designed to resist seismic forces in accordance with the seismic design criteria contained in the Uniform California Building Standards Code, Section 2312.

In addition, the following mitigation measure shall apply:

MM 1.2 (Condition of Approval 10-36) The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.

Monitoring: Monitoring shall occur as specified in FEIR No. 329 and/or as specified above for Mitigation Measure MM 1.2.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure,				

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
including liquefaction?				

Source: *Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Liquefaction hazards were evaluated in FEIR No. 329, which found that such impacts would not be significant due to the depth to groundwater on-site (over 100 feet). In addition, the site-specific geotechnical report concluded that the potential for liquefaction to affect proposed on-site structures is low (Leighton, 2007, p. 8). Accordingly, significant impacts associated with liquefaction would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: *Riverside County General Plan; Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** All potential seismic impacts were addressed in FEIR No. 329 for Specific Plan No. 260. A geological investigation was prepared in conjunction with FEIR No. 329, and a site-specific geotechnical evaluation has been prepared for Tentative Tract Map No. 31500. FEIR No. 329 and the site-specific geotechnical evaluation conclude that the Project site is subject to seismic activity that is characteristic of Southern California, and that compliance with requirements of the California Building Code and the site-specific recommendations of the geotechnical evaluation would ensure that hazards associated with strong seismic ground shaking remain less than significant (Leighton, 2007, p. 7). In addition, the Project site is not located in any fault zones (Riv. County, 2003a, Figure S-4). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required (refer to Mitigation Measures MM 1.1 and 1.2, above).

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source: *On-site Inspection; Riverside County General Plan; Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Slope stability was evaluated as part of FEIR No. 329, which concluded that landslide risk is primarily associated with the west margin of the Double Butte, and that such risks affect only Planning Areas 25, 27, 39 and 40. The potential for landslides affecting other Planning Areas within SP 260 were evaluated as less than significant given the general lack of slopes on-site (other than adjacent to Double Butte). In addition, a site-specific geotechnical evaluation was conducted for TR31500, which concludes that no previous landslides have been reported on the maps reviewed (Leighton, 2007, p. 8). In addition, no evidence of landslides was identified during site-specific investigations. However, the site-specific geotechnical evaluation does recommend that further study of rockfall hazards take place in conjunction with the review of future rough grading plans. Preparation of geotechnical reports in conjunction with rough grading plans already is a requirement of Riverside County; therefore, no new impact is identified. The site-specific geotechnical evaluation also concludes that the risk of lateral spread or collapse would be attenuated with mandatory compliance with the geotechnical report recommendations. Therefore, compliance with the recommendations of the site-specific geotechnical evaluation would ensure that impacts associated with landslide risk would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required (refer above to Mitigation Measures MM 1.1 and 1.2).

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: *Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.*

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** As concluded in FEIR No. 329, ground subsidence is not anticipated on-site due to the lack of water level declines beneath the Project site. This finding is confirmed by the site-specific geotechnical evaluation, which identifies a slight potential for subsidence due to Project grading activities (Leighton, 2007, p. 14). The geotechnical evaluation provides recommendations to ensure that impacts associated with ground subsidence would be less than significant. Compliance with the recommendations contained in the site-specific geotechnical evaluation would be required as a condition of Project approval (refer above to Mitigation Measure MM 1.2). Accordingly, no new impacts would occur beyond what was disclosed as part of FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: *On-site Inspection, Project Application Materials*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the Project site is not subject to inundation due to the failure of any nearby dams (Riv. County, 2003a). Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a. Change topography or ground surface relief features?

☐
☐
☐
☒

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

☐
☐
☐
☒

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

☐
☐
☐
☒

Source: Riv. Co. 800-Scale Slope Maps; Project Application Materials; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The proposed Project generally would maintain the topography of the site, although the southern portion of Planning Area 33B would require extensive grading. Grading in Planning Area 33B would result in the removal of a landform measuring up to 80 feet in height as necessary to accommodate development. This change in the site's topography was evaluated in the site-specific geotechnical evaluation, which concludes that the Project would result in less-than-significant topographical impacts assuming compliance with the geotechnical report recommendations. Compliance with the geotechnical report recommendations would be required as a condition of approval (refer above to Mitigation Measure MM 1.2), and future geotechnical evaluations would be prepared in conjunction with future site grading permit applications to verify the findings and conclusions of the site-specific preliminary investigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** As indicated in General Note 21 on TR31500, all slopes proposed on-site would have a maximum gradient of 2:1. As shown on TR31500, the tallest slopes on-site would occur at the rear of lots 161 through 166, where the maximum height of slopes would be approximately 7.5 feet. As such, the Project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and a significant impact would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) **No Substantial Change from Previous Analysis:** Under existing conditions, there are no existing subsurface disposal systems within the areas proposed for development by TR31500. As such, impacts

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.

Findings of Fact:

a) No Substantial Change from Previous Analysis: Impacts associated with soil erosion were previously evaluated as part of FEIR No. 329. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 31500, as required by FEIR No. 329. The site-specific geotechnical report includes surface drainage recommendations that would mitigate excessive erosion during construction and long term operation of the site (Leighton, 2007, p. 16). Compliance with the recommendations contained in the site-specific geotechnical evaluation would be required as a condition of Project approval (refer above to Mitigation Measure MM 1.2). Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant and would not increase beyond what was evaluated and disclosed as part of FEIR No. 329.

b) No Substantial Change from Previous Analysis: Based on a site-specific geotechnical evaluation prepared for TR31500, the expansion potential of on-site soils is considered "very low" (Leighton, 2007, p. 10). However, the geotechnical evaluation notes that moderately expansive clayey lenses may be encountered locally during rough grading. The potential for expansive soils on-site would be evaluated in conjunction with future grading permits and recommendations would be provided for addressing any potential for soil expansion, as required by mitigation provided in FEIR No. 329. As such, development of the site as proposed would not result in any substantial risks to life or property associated with expansive soils, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

19. Erosion

a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☐ ☒

b. Result in any increase in water erosion either on or off site?

☐ ☐ ☐ ☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, FEIR No. 329

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** All potential impacts associated with erosion were addressed in FEIR No. 329, which concluded that erosion-related impacts would be reduced to a level below significance with the incorporation of mitigation measures. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Furthermore, protective measures to mitigate excessive site erosion during construction would be implemented in accordance with County of Riverside grading ordinances (Leighton, 2007, p. 19). Therefore, with compliance with the mitigation measures specified in FEIR No. 329 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant levels.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below.

MM 2.1 (Condition of Approval 10-38) Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.

MM 2.2 (Condition of Approval 10.BS GRADE.014) Maximum inclination of all cut and fill slopes shall be 2 horizontal to 1 vertical.

MM 2.4 (Condition of Approval 10-37) Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.

MM 2.5 (Condition of Approval 60-35) Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock on-site indicating the approximate rippability of the bedrock materials at various depths for grading purposes.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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

☐ ☐ ☐ ☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: *Riverside County General Plan, Ord. No. 484, FEIR No. 329.*

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Wind erosion and blowsand impacts were evaluated in FEIR No. 329, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. General Plan Figure S-8, indicates that the project site is an area with a "moderate" erodibility rating (Riv. County, 2003a). In addition, the project would comply with Ordinance No. 484 which regulates blowsand in the County (Riv. County, 2000). As such, impacts related to wind erosion and blowsand would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: *Project Application Materials, Air Quality and GHG Impact Study, CARB Scoping Plan*

Findings of Fact:

Since the *Air Quality and GHG Impact Study* was prepared for the Project (January 27, 2014), minor revisions to TR31500 have occurred. As such, the *Air Quality and GHG Impact Study* calculated impacts that would result from the development of 206 dwelling units on the Project site which is currently proposed as part of TR31500. Therefore, the analysis included in the *Air Quality and GHG Impact Study* and in this EIR Addendum, accurately represents the impacts from the proposed Project.

a & b) **No Substantial Change from Previous Analysis:** Provided below is a discussion and analysis of the Project's potential to produce greenhouse gas (GHG) emissions.

Background

Gases that trap heat in the atmosphere are commonly referred to as "greenhouse gases" because they function like a greenhouse by letting light in while preventing heat from escaping. Naturally occurring GHGs include water vapor, carbon dioxide (CO₂) methane (CH₄) and nitrogen dioxide/oxides (N₂O and NO_x). The natural accumulation of GHGs in the atmosphere has a warming effect on the Earth's temperature. Without these natural GHGs, the Earth's temperature would be cooler. (RK Engineering, 2014, p. 3-4)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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In addition to the naturally occurring gases, man-made chemicals also act as GHGs and include the following common compounds: chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), ozone (O₃), and aerosols. It is believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. (RK Engineering, 2014, p.3-5)

Emissions in California were approximately 450 million tons of carbon dioxide equivalents (MMTCO₂e) in 2009 (California Air Resources Board). (RK Engineering, 2014, p.3-5)

Analysis

The greenhouse gas analysis is restricted to greenhouse gases identified by AB 32 and the CEQA Guidelines (section 15364.5), which include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The Project would generate a variety of greenhouse gases during construction and operation, including several defined by AB 32 and the CEQA Guidelines such as carbon dioxide, methane, and nitrous oxide. Modeling parameters and assumptions are explained in Section 4.0 of the Project's Air Quality and Greenhouse Gas Analysis. (RK Engineering, 2014, p.3-5)

Thresholds for Determining Significance

CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated. (RK Engineering, 2014, p. 5-3)

In addition to CEQA guidelines, the SCAQMD established working group to develop an interim significance threshold for GHG emissions under CEQA as discussed in Section 2.4.4. This analysis compares the Project's GHG emissions to the SCAQMD's Tier 3 and Tier 4 (option 3) approach. (RK Engineering, 2014, p. 5-3)

Riverside County Planning Department is in the process of developing a draft Standard Operating Procedure (SOP) for GHGs and CEQA compliance. Accordingly, a non-industrial project must demonstrate that the project has reduced GHG emissions by 30% or more below a BAU standard, if the intent is to demonstrate a less than significant impact. To determine whether the Project is significant, this Project utilizes the Riverside County Threshold but it also compares the GHG emissions to the SCAQMD's Tier 3 and Tier 4 (option 3) threshold. (RK Engineering, 2014, p. 5-3)

Project- Related Greenhouse Gas Emissions

Construction Emission Assumptions

CalEEMod was used to estimate the Project's onsite and offsite greenhouse gas emissions during construction. Assumptions used in estimating these emissions are located in Section 4.1 of the Project's Air Quality and GHG Impact Study. Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 5, *Construction Greenhouse Gas Emissions*. The total construction emissions amortized over a period of 30 years are estimated at 124 metric tons of CO₂e per year. CalEEMod output calculations are provided in Appendix A of the Project's Air Quality and GHG Study. (RK Engineering, 2014, p.7-1)

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Change from
Previous
Analysis

Table 5 Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ e) ¹		
	Onsite	Offsite	Total
Site Preparation	57	3	60
Grading	224	8	233
Building Construction ²	1,223	2,105	3,328
Paving	57	4	61
Coating	7	21	29
Total	1,568	2,142	3,710
Averaged over 30 years³	52	71	124

¹ MTCO₂e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons).

² Building construction is estimated to take approximately 2-3 years.

³ The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD recommendations.

* CalEEMod output (Appendix A)
(RK Engineering, 2014, Table 18)

Operational Emission Assumptions

Operational or long-term emissions occur over the life of a project. For assumptions used in estimating the emissions and details regarding the emissions, please refer to Section 4.2 of the Air Quality and GHG Impact analysis. The operational business as usual emissions for the proposed Project are 5,022 metric tons of CO₂e per year as shown in Table 6, *Operational Greenhouse Gas Emissions*. Business as usual emissions refer to emissions without incorporation of regulation, project design, or mitigation measures that would reduce emissions. It is appropriate to use business-as-usual emissions because the threshold for this analysis correlates with AB 32, and the SCAQMD and Riverside County methodologies. One of the goals of AB 32 is to reduce California's emissions to Year 1990 levels by the Year 2020. If emissions were to increase without reductions from regulation (the business as usual scenario), a 28.4 percent reduction would be required to reduce emissions to Year 1990 levels. (RK Engineering, 2014, p.7-1)

The estimation does not include changes in carbon storage or sequestration. Carbon is stored in biological material such as trees and lumber. There is little vegetation on the Project site of this specific type, although landscaping will be provided. In addition, the structures that would be operational once the Project is constructed will retain carbon. Therefore, the carbon sequestration ability of the Project site pre and post Project is speculative at this time. (RK Engineering, 2014, p.7-1)

The Project's operational GHG emissions when incorporating the various applicable regulations and mitigation measures MM GG-1 through GG-3 are 3,458 metric tons of CO₂e per year as shown in Table 7, *Significance of Greenhouse Gas Emissions*, below. With the combined regulations and Mitigation Measures MM 13.1, MM 13.2, MM 6.7, MM 6.8, and MM 6.9, GHG emissions from the Project would be 31% below the BAU.

Conclusion

As shown in Table 7, with the implementation of GHG reduction measures and mitigation measures MM 13.1, MM 13.2, MM 6.7, MM 6.8, and MM 6.9, the proposed Project would reduce GHG emissions by 31 percent. The proposed Project would therefore meet the target of 30% below BAU that has been established for the purposes of assessing operational GHG emissions of projects in Riverside County (RK Engineering, 2014, p.7-2). Therefore, emissions would be less than significant after implementation of regulations, project design features, and mitigation measures. As such, the Project would have a less-than-significant impact due to a conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 6 Operational Greenhouse Gas Emissions

Emission Source	Emissions (MTCO ₂ e) ¹		Percent Reduction ⁵
	Business-as-Usual ²	With Regulation, Project Design, Mitigation ⁴	
Area Source	70	69	1%
Energy Source	1,020	946	7%
Mobile Source	3,605	2,135	41%
Waste	110	110	0%
Water	94	74	21%
<i>Subtotal (Operation)</i>	4,898	3,334	32%
<i>Subtotal Construction (averaged over 30 years)</i>	124	124	0%
Total Annual Emissions	5,022	3,458	31%

¹ MTCO₂e = metric tons of carbon dioxide equivalents

² Business-as-usual greenhouse gas emissions refer to emissions using protocol and emission factors from the period of 2004-2006 (prior to the adoption of AB 32 and related greenhouse gas regulations) and also do not take into account project design features or mitigation measures to reduce greenhouse gas emissions.

³ Emissions with regulation are emissions estimated by CalEEMod for the year 2020 (includes Pavley I and Low Carbon Fuel Standard mobile reductions).

⁴ Emissions with regulation, project design, and mitigation include reductions listed in Table 20. Source of emissions: CalEEMod (Appendix A).

⁵ Percent reduction: compares the BAU scenario emissions to the with regulation, project design, mitigation scenario emissions.

(RK Engineering, 2014, Table 19)

Table 7 Significance of Greenhouse Gas Emissions

Item	Business as Usual	With Regulation, Project Design, Mitigation	Units
Total Annual Emissions ¹	5,022.03	3,457.53	MTCO ₂ e/year
SCAQMD Draft Tier 3 threshold	3,000	3,000	MTCO ₂ e/year
Exceed Tier 3 Threshold?	Yes	Yes	--
Emissions per service population ²	8.5	5.9	MTCO ₂ e/year
SCAQMD Draft Tier 4 (option 3) threshold	4.8	4.8	MTCO ₂ e/year
Project exceeds service population threshold?	Yes	Yes	--
Percent reduction from regulation	--	31%	%
Riverside County Threshold (reduce emissions by this percentage)	30%	30%	%
Significant impact?	--	No	--

¹ Refer to Table 20 for emissions

² Service population is calculated by dividing the emissions by the number of residents (589); CalEEMod output. (RK Engineering, 2014, Table 21)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation:

EIR No. 329 Mitigation Measures

The following mitigation measures from EIR No. 329 that relate to greenhouse gas emissions shall apply to the proposed Project:

MM 13.1 (Condition of Approval 10-39) Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof over hangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

MM 13.2 (Condition of Approval 10-40) Building energy conservation will largely be achieved for residential, commercial, business park and industrial units by compliance with Title 24 of the California Administrative Code.

Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

Supplemental/New Mitigation Measures

In order to further ensure that Project-related impacts to greenhouse gas emissions are reduced to a level below significance, the County has imposed the following new mitigation measures on the proposed Project:

MM 6.7 (Condition of Approval 60-36) Prior to grading permit issuance, the Project Applicant shall provide documentation to the Riverside County Planning Department indicating that a pedestrian network design shall be implemented that promotes non-vehicular modes of transportation.

MM 6.8 (Condition of Approval 80-27) Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

MM 6.9 (Condition of Approval 60-37) Prior to building permit issuance, the Project Applicant provide documentation to the Riverside County Planning Department that the Project shall implement a water conservation strategy that will obtain a 20% reduction for indoor/outdoor water use as compared to year 2010 Title 24 requirements.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and Building and Safety Department.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a. Create a significant hazard to the public or the environment through the routine transport, use, or

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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
disposal of hazardous materials?				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials, FEIR No. 329.*

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** As concluded in FEIR No. 329, only the commercial and business park land uses proposed within SP 260 have the potential to generate toxic substances that could affect the environment, and mitigation measures were provided requiring site-specific studies at the time of application for plot plans to implement the commercial/business park land uses to evaluate whether actual uses proposed in those planning areas would significantly impact the environment. No impacts due to future residential uses were identified. As the proposed Project does not seek to change the overall range of land uses within the Project, there would be no new impacts associated with hazards beyond that which was disclosed and mitigated for as part of FEIR No. 329.

c) **No Substantial Change from Previous Analysis:** The Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. In addition, changes proposed to the Specific Plan Land Use Plan would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** SP 260 is located adjacent to the Harvest Valley Elementary School and the Heritage High School (Google Earth, 2014). These school sites could potentially be affected by development within commercial planning areas within the Specific Plan (e.g., Planning Areas 27 and 31). However, FEIR No. 329 identifies the potential for commercial land uses to generate hazardous materials and substances and requires as mitigation additional analysis at the time of application for a plot plan. Moreover, the current Project seeks only minor modifications to Planning Areas 32 and 33B, both of which are located at least 0.25 mile from these existing schools. As such, impacts to schools would be less than significant. Therefore, impacts from hazardous materials on nearby schools would not be greater than what was evaluated and mitigated to a level below significant by FEIR No. 329, and there would be no new impacts associated with the currently proposed Project.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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e) **No Substantial Change from Previous Analysis:** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

23. Airports

a. Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b. Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

Source: *Riverside County General Plan, Google Earth, FEIR No. 329*

Findings of Fact:

a through c) **No Substantial Change from Previous Analysis:** With the most recent update to the Airport Comprehensive Land Use Plan (ACLUP) for the March Air Reserve Base (MARB) in November 2014, the Project site now falls within the boundary of the Airport Influence Area (AIA) for the March Air Reserve Base. Specifically, the Project site falls within Zone E (Other Airport Environs) of the airport's influence area (Mead and Hunt, 2014, Map MA-1). The ALUCP indicates there are no limits regarding the density/intensity of residential development and no explicit restrictions on number of people per acre within Zone E. Prohibited uses in Zone E are hazards to flight, which include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Additionally, as part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed as required by state law. (Mead and Hunt, 2014, pages 9-10) Due to the Project site's location within the AIA for the MARB, the Project is subject to ALUC review, which occurred on August 13, 2005. The Riverside County ALUC determined that the proposed Project would be fully consistent with the ALUCP, subject to certain standard conditions of approval. Although the proposed Project would be located within an airport influence area, based on the requirements of the ALUC, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project site is not located within the vicinity of any private airstrips (Google Earth, 2014; Riv. County, 2003a, Figure S-19). Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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Source: Harvest Valley/Winchester Area Plan, GIS database

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to HVWAP Figure 12, portions of the Project site are identified as being within a "High" wildfire hazard zone, while the remaining portions of the Specific Plan area are not identified as being susceptible to wildland fire hazards (Riv. County, 2003b, Figure 12; Riv. County, n.d.). Section IV of SP 260 incorporates requirements to provide for fuel modification zones, consistent with County requirements, in locations where urban development would interface with areas of natural vegetation. Mandatory compliance with the Specific Plan Design Guidelines would ensure that fire hazards on-site are reduced to a level below significance. No changes to the fuel modification requirements of the Specific Plan are proposed as part of the Project. Additionally, FEIR No. 329 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation in the form of payment of fees, potential impacts due to fire safety would be reduced to less than significant levels. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from FEIR No. 329 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No additional mitigation is required beyond that which is already identified in FEIR No. 329; however, the mitigation for fire protection impacts is outdated and no longer reflects current County requirements; accordingly, the required mitigation has been updated to reflect current County requirements and would apply to the proposed Project.

MM 18.1 (Condition of Approval 10.PLANNING.017) ~~The Meniffee North project will be required to participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of equipment, remodel or construction of fire stations. The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to building permit final inspection, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.~~

Monitoring: ~~The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within TTM 31500. No additional monitoring is required beyond that which is already identified in FEIR No. 329.~~

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; FEIR No. 329; *Project Specific Water Quality Management Plan for Tentative Tract Map 31500*, A C S Consulting, Inc., January 3, 2015; *Tentative Tract Map 31500 Preliminary Hydrology and Hydraulics Report*, JLC Engineering and Consulting, Inc., November 14, 2007; *Onsite Percolation Testing*, Leighton & Associates, January 30, 2015; HVWAP Figure 10.

Findings of Fact:

a) No Substantial Change from Previous Analysis: The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within Planning Areas 32 and 33B of SP 260. Under existing conditions, the majority of Planning Area 32 comprises relatively flat land that is subject to routine discing as part of the site's existing agricultural use. The southeastern portion of Planning Area 33B encompasses an existing knoll, but is otherwise relatively flat and partially disturbed by several existing dirt access roadways.

As shown previously on Figure 7, the Project proposes to mass grade the site in order to accommodate development. With exception of the existing knoll in Planning Area 33B, the site's existing topography would generally be maintained, and the site's existing drainage pattern (i.e., from northeast to southwest)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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would be maintained. Although the Project would reduce the height of the existing knoll by approximately 78 feet from the existing peak elevation, the proposed grading would not significantly alter the site's existing drainage pattern because flows from this portion of the site would continue to flow towards the southwest, as occurs under existing conditions.

Impacts due to altered drainage patterns on-site were evaluated as part of FEIR No. 329, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). The Project has met these requirements through the preparation of site-specific hydrology and water quality studies, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to disturbance and because the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site. Furthermore, Mitigation Measures MM 2.1 through MM 2.5, which address erosion impacts, would further ensure that erosion and siltation impacts remain below a level of significance. Accordingly, with compliance with the site-specific WQMP and hydrology study, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) No Substantial Change from Previous Analysis: The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana River Watershed is contained in the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin (as most recently amended in February, 2008). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 925101.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana River Watershed. Receiving waters for the property's drainage are Salt Creek, Canyon Lake, San Jacinto River, and Lake Elsinore. Canyon Lake is impaired by pathogens (bacteria & viruses) and nutrients, and Lake Elsinore is impaired by metals (mercury), nutrients, dissolved oxygen, polychlorinated biphenyls, sediment toxicity, sedimentation, and unknown toxicity (ACS Consulting, 2015, p. 18).

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP and the mitigation requirements specified in EIR No 329, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post Development Water Quality Impacts

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, and open space) include bacterial indicators, nutrients, pesticides, trash and debris, sediments, and oil and grease. Based on current receiving water impairments (303(d) List) and allowable discharge requirements (USEPA TMDL List), the Project's pollutants of concern are bacterial indicators, nutrients, pesticides, sediment, trash and debris, and oil and grease (ACS Consulting, 2015, p. 18). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to a water quality/detention basins (Lots 230 and 231) located on-site prior to discharging flows off-site into the storm drain system. The water quality/detention basins have been sized to treat the first flush volumes from the Project site (refer to the Project's WQMP in Technical Appendix H).

Furthermore, pursuant to requirements of the RCFCWCD and RWQCB, a site-specific water quality management plan (WQMP) has been prepared for TR31500. This site-specific WQMP (Technical Appendix H) identifies measures that would be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. These measures include both operational source control BMPs and structural source control BMPs including, but not limited to: labeling storm drain inlets with the words "only run down the storm drain," providing owners or lessees with storm water pollution prevention information, preserving native trees, shrubs and groundcover to the maximum extent feasible, maintaining landscaping using minimum or no pesticides, and avoiding copper roofing, gutter, and trim that may leach into runoff. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs will be assured through standard County conditions of approval (refer to Mitigation Measure MM 7.5, below). Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. In addition, no groundwater was encountered during any borings on the Project site or within a depth of 10 feet below the bottom of either water quality/detention basin (Leighton, 2015, p. 3). Therefore, a significant impact to groundwater supplies would not occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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d) **No Substantial Change from Previous Analysis:** Site-specific hydrology and WQMP studies have been prepared for the Project to identify measures to reduce Project runoff, to ensure that the volume of runoff does not significantly increase with development of the site, and to ensure measures are incorporated to reduce the potential for polluted runoff that could affect water quality (refer to Technical Appendices H & I). Compliance with the site-specific hydrology study and WQMP would be assured through standard County conditions of approval (refer to Mitigation Measure MM 7.5, below). The Project's Hydrology analysis (Technical Appendix I) concluded that the storm drain system would provide required flood protection indicating that runoff from the proposed Project would not exceed the capacity of existing or planned stormwater drainage systems (JLC, 2007, p. 8). Therefore, with mandatory compliance with the site-specific hydrology study and WQMP, the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e & f) **No Substantial Change from Previous Analysis:** A majority of the area proposed for subdivision by TR31500 occurs within Flood Hazard Zone A, which indicates, "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies" (FEMA, 2014). In accordance with the Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements, the hydrology study identifies and incorporates measures to ensure that: 1) the 10-year and 100-year flows are contained within curb sections of the street and street right-of-way, respectively; and 2) building pads all would be at least one-foot above the 100-year water surface elevation. An amended Master Drainage Plan (MDP) is currently being prepared, and, when completed, will be used to support removal of the developed portions of the site from the flood zone as part of a Conditional Letter of Map Revision (CLOMR) to be issued by FEMA (refer to Mitigation Measure MM 7.5, below). Accordingly, with implementation of the proposed Project, all housing proposed by the Project would be at least one-foot above the 100-year flood level, and the Project would not otherwise place structures within the 100-year flood hazard area that would impede or redirect flows. Therefore, impacts associated with 100-year flood hazard areas would be less than significant. Thus, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

g) **No Substantial Change from Previous Analysis:** There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Technical Appendix H and Mitigation Measure MM 7.5, below) would ensure that the Project does not result in any other impacts to water quality. Refer also to the response to Issue 25.b). Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

h) **No Substantial Change from Previous Analysis:** The Project does not propose any new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: The Project would be required to comply with the site-specific Hydrology Study and Water Quality Management Plan. In addition, the following water-quality related mitigation from EIR No. 329 shall apply, although some minor revisions have been incorporated to address current regulatory requirements.

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MM 7.1	(Condition of Approval 60.FLOOD RI.004) In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sand-bagging or desilting basins. Also, see Grading Plan Development Standard No. 2 of the Specific Plan which requires that a Grading Plan be prepared which includes techniques employed to prevent erosion and sedimentation during and after the grading process.				
MM 7.2	(Condition of Approval 10-41). The project will comply with the requirements of the California State Water Quality Control Board, Santa Ana Region				
MM 7.3:	(Condition of Approval 10-42)The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.				
MM 7.4	(Condition of Approval 60.BS GRADE.001) Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this Specific Plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.				

Although standard requirements of Riverside County, the following mitigation measure has nonetheless been identified to ensure compliance with the Project's site-specific hydrology study and WQMP, and to ensure that no structures are developed within the floodplain.

MM 7.5 (Condition of Approval 10.FLOOD RI.024) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

MM 7.6 (Condition of Approval 80-28) As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

Monitoring: Monitoring for compliance with the site-specific Hydrology Study and Water Quality Management Plan would occur by the RCFCWCD during future applications for Final Maps and grading permits. Monitoring for revisions to the flood plain would be verified by the Riverside County Building and Safety Department prior to the issuance of building permits. Monitoring shall also occur as specified by EIR No. 329.

26. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; FEIR No. 329; *Project Specific Water Quality Management Plan for Tentative Tract Map 31500*, A C S Consulting, Inc., January 3, 2015; *Tentative Tract Map 31500 Preliminary Hydrology and Hydraulics Report*, JLC Engineering and Consulting, Inc., November 14, 2007; HVWAP Figure 11.

Findings of Fact:

a) No Substantial Change from Previous Analysis: The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within Planning Areas 32 and 33B of SP 260. Under existing conditions, the majority of Planning Area 32 comprises relatively flat land that is subject to routine discing as part of the site's existing agricultural use. The southeastern portion of Planning Area 33B encompasses an existing knoll, but is otherwise relatively flat and partially disturbed by several existing dirt access roadways. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As shown previously on Figure 7, the Project proposes to mass grade the site in order to accommodate development. With exception of the existing knoll in Planning Area 33B, the site's existing topography would generally be maintained, and the site's existing drainage pattern (i.e., from northeast to southwest) would be maintained (ACS Consulting, 2015, p. 8). Although the Project would reduce the height of the existing knoll by approximately 78 feet from the existing peak elevation, the proposed grading would not significantly alter the site's existing drainage pattern because flows from this portion of the site would continue to flow towards the southwest, as occurs under existing conditions.

Impacts due to altered drainage patterns on-site were evaluated as part of FEIR No. 329, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). The Project has met these requirements through the preparation of site-specific hydrology and water quality studies, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to disturbance and because the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial increase to the potential for flooding either on- or off-site. Therefore, with compliance with the site-specific WQMP and hydrology study, impacts would be less than significant.

b) No Substantial Change from Previous Analysis: According to site-specific hydrology studies prepared for TR31500, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: According to Figure 11 of the HVWAP, the Project site is not located within or adjacent to any areas prone to flood hazards associated with levees and dams (Riv. County, 2003b, Figure 11). According to General Plan Figure S-10, the Project site is not subject to dam inundation hazards (Riv. County, 2003a, Figure S-10). Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, and Impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: According to the site-specific hydrology study prepared for TR31500, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a. Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Changes proposed as part of SP260S1 involve minor reconfigurations to the land uses within an approved specific plan. Proposed changes to land uses within SP 260 would not comprise a "substantial alteration" of the present or planned land use of the area. Additionally, the Project would result in a reduction of two units, which would not represent a substantial change in the amount of development proposed within the Specific Plan area. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** The Project site is located adjacent to the boundary of the City of Menifee, which is located west of the site. However, the Project site is not located within the City of Menifee's Sphere of Influence (SOI). Additionally, Exhibit LU-2 of the Menifee General Plan designates the Project site for "Specific Plan," and the Project would be consistent with that designation. Accordingly, the proposed Project would not affect land use within a city sphere of influence, and the proposed Project would not affect any land uses within the City of Menifee. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan, Staff review, GIS database, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Change of Zone (CZ07870) is proposed to re-define the Planning Area boundaries that have changed as a result of the Project, although no change in the Specific Plan zoning text is proposed. Uses proposed as part of TR31500 would be fully consistent with the existing SP 260 zoning requirements for Planning Areas 32 and 33B. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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b) and c) **No Substantial Change from Previous Analysis:** The issue of the proposed Project's consistency with surrounding land uses and zoning designations was evaluated in FEIR No. 329, which concluded that the proposed Project would be compatible with existing and proposed surrounding zoning designations and land uses. As indicated above under the description of surrounding land uses and zoning, the Project site is largely surrounded by urban development, with exception of the extreme southern portions of the Specific Plan area. The southeastern portion of the Specific Plan area accommodates 102.8 acres of open space (Planning Area 36). This area is adjacent to the open space associated with the Double Butte. There are no components of the proposed Project that would result in a significant conflict with adjacent surrounding land uses and zoning; therefore, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project proposes minor modifications to SP 260 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of the proposed Project, there would be no inconsistencies with the approved Specific Plan.

When the County's General Plan was updated in 2003, a new policy area (Highway 79 Policy Area) was adopted to address transportation infrastructure capacity within the policy area. Policy HWWAP 7.2 specifically requires that new development within the policy area must produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. At the time the General Plan was updated, Planning Areas 33A and 33B were identified as a single planning area (Planning Area 33) comprising 57.7 acres, while Planning Area 32 encompassed approximately 21.8 acres. Both of these planning areas were assumed by the General Plan EIR to be built out at their mid-point density range for the Medium Density Residential (MDR) land use designation (i.e., 3.5 du/ac); thus, the General Plan traffic model would have assumed that Planning Areas 32 and 33 would be developed with up to 278 dwelling units (79.5 acres x 3.5 du/ac = 278 dwelling units). Under the proposed Project, Planning Areas 32 and 33B would be developed with up to 206 dwelling units, while no dwelling units would be constructed in Planning Area 33A. As such, traffic generated by the Project would comprise approximately 74.1% of the total traffic that would have been accounted for in the 2003 General Plan traffic model (206 units/278 units x 100 = 74.1%). Accordingly, the Project would be fully consistent with the Highway 79 Policy Area.

The Project would be consistent with all other applicable policies of the General Plan and Harvest Valley/Winchester Area Plan. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** The proposed Project would not result in the physical disruption or division of any established communities. The proposed Project represents the continuation of an existing development pattern (i.e., residential, commercial, business park, and recreational land uses) that would contribute to the establishment of a community in the area. As such, the Project would not disrupt or divide an established community and no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, EIR No 325*

Findings of Fact:

a & b) No Substantial Change from Previous Analysis: According to Figure OS-5 of the Riverside County General Plan, the Project site is located within a Mineral Resources Zone 3 (MRZ-3) (Riv. County, 2003a, Figure OS-5). Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification project as an area "where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined." Furthermore, the Project site is not identified as a locally-important mineral resource recovery site by the Riverside County General Plan or by SP 260. FEIR No. 329 Consistent with the finding of FEIR No. 329, impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c & d) No Substantial Change from Previous Analysis: The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any known active or abandoned mining or quarry operations. Therefore, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine and would not expose people or property to hazards from mines. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
project area to excessive noise levels?				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan, Google Earth

Findings of Fact:

a & b) No Substantial Change from Previous Analysis: The Project site is located within the Airport Influence Area boundary for the March Air Reserve Base (Mead and Hunt, 2014, Map MA-1). However, the Project site does not fall within the Noise Impact Area identified in the March Air Reserve Land Use Compatibility Plan (Mead and Hunt, 2014, Exhibit MA-4); therefore, there would be a less-than-significant impact in this regard. The Project site is not located within two miles of a public or private airport or airstrip (Riv. County, 2003a, Figure S-19). The nearest airport facility is the Perris Valley Airport, which is located approximately 5.0 miles northwest of the Project site (Google Earth, 2014). Furthermore, FEIR No. 329 concluded that none of the planning areas currently within SP260 would be exposed to noise impacts associated with March Air Force Base. As such, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan, Google Earth, FEIR No. 329

Findings of Fact:

No Substantial Change from Previous Analysis: An existing rail corridor occurs along the southern alignment of Mathews Road to the south of the Project site (Riv. County, 2003a, Figure C-1). Impacts associated with railroad noise were previously evaluated in FEIR No. 329, which concluded that such impacts would be less than significant. In addition, areas proposed for development as part of TR31500 are located approximately 1.0 mile from this rail corridor (Google Earth, 2014). Accordingly, impacts would be less than significant and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Source: *Noise Analysis for TTM 31500 Mestre Greve Associates, June 3, 2011; FEIR No. 329; Menifee North Substantial Conformance #1 (Tract 31500) Noise Impact Study Update Letter, RK Engineering, March 16, 2015.*

Findings of Fact:

No Substantial Change from Previous Analysis: Highway 74 traverses the Specific Plan area in an east to west orientation. No other highways exist within the proposed Project's vicinity. As previously discussed in FEIR No. 329, residential land uses in portions of the Menifee North Specific Plan area would be exposed to significant traffic noise levels from surrounding roadways, especially for residential uses abutting Menifee Road, Briggs Road, and Route 74. To mitigate potentially significant noise impacts, FEIR No. 329 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (see FEIR No. 329, Section V.5.c.). In conformance with this requirement, an updated noise analysis was conducted to evaluate noise levels affecting the Project's proposed dwelling units (refer to Technical Appendix F3). As concluded in the Project's noise impact study update letter, noise attenuation barriers, upgraded windows, and a "Windows Closed" condition would be required at the interface between proposed residential uses and Emperor or Mc Laughlin/Norma Jean Road in order to ensure future residences on-site achieve the County's interior and exterior noise standards (refer to Mitigation Measures MM 5.2, MM 5.4, and MM 5.7). With implementation of the required mitigation, the Project would achieve the County's interior and exterior noise thresholds.

In addition, off-site vehicular-related noise impacts were identified as significant and unavoidable as part of FEIR No. 329, and a statement of overriding considerations was adopted by the Board of Supervisors at the time FEIR No. 329 was certified. However, the proposed Project would not result in an increase in the level of noise anticipated along this segment of SR-74, as the proposed Project would result the same number of dwelling units on-site. Although the Project still would contribute to significant noise impacts along SR-74 westerly of Palomar Road, such impacts would not be greater than was previously disclosed as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: Mitigation from EIR No. 329 would continue to apply to the proposed Project, although some modifications and additions have been made, as presented below, to reflect current County requirements and the site-specific findings of the Project's Noise Impact Analysis.

MM 5.2 (Condition of Approval 80-29) Residential, ~~commercial and Business Park~~ uses along ~~Menifee Road, Briggs Road, and Route 74~~ Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

- Lots 15 through 28: 5.0 ft
- Lots 60 through 69: 6.0 ft
- Lots 137 through 156: 6.0 ft
- Lots 176 through 182: 6.0 ft
- Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps. The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot. Mitigation measures are needed to reduce on-site levels in outdoor and indoor residential areas exposed to exterior ambient noise levels greater than 65 CNEL. Therefore, a more detailed noise analysis will be warranted when development plans are developed for areas along these roadways. As stated in Section III.A.Lb, Comprehensive Land Use Plan Development Standards (No. 22), "Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas in the Menifee North Specific Plan adjacent to Menifee Road, Briggs Road and Route 74. This includes Planning Areas 21, the proposed elementary schools adjacent to Briggs Road. Mitigation measures for the school can include construction of a sound wall and sound insulation for the buildings. Another option would be to relocate the school site to an area where the noise level is 60 CNEL or less.

MM 5.4 (Condition of Approval 80-30) Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

- Mechanical ventilation system (i.e., air conditioning units);
- Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;
- Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;
- Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;
- All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

MM 5.7 (Condition of Approval 90-19) Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

Monitoring: No additional monitoring is required beyond that which is already identified in FEIR No. 329.

					New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
33. Other Noise								
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: FEIR No. 329, Google Earth

Findings of Fact:

No Substantial Change from Previous Analysis: The proposed Project consists of a residential subdivision located within an existing Specific Plan. Other than on- and off-site traffic-related noise and construction-related noise (discussed below under Issue 34), there are no other components of the proposed Project or surrounding environment that could result in significant noise impacts either on- or off-site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project				
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; TTM 31500 Construction Noise Analysis, Mestre Greve Associates, July 12, 2011; Noise Analysis for TTM 31500 Mestre Greve Associates, June 3, 2011; Noise Impact Study Update Letter, RK Engineering Group, Inc., March 16, 2015; FEIR No. 329; Ordinance No. 847.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Noise impacts associated with implementation of SP260 were previously evaluated as part of FEIR No. 329. As a proposed residential subdivision, the proposed Project would not result in a substantial increase in noise because residential uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. Impacts due to traffic generated by the Project also were evaluated as part of FEIR No. 329, which concluded that implementation of SP260 would result in significant and unavoidable noise impacts affecting residential uses located along SR-74, Antelope Road, and Mapes Road. The proposed Project would maintain the number of residential units permitted on-site; therefore, the proposed Project is consistent with the findings of FEIR No. 329 with respect to mobile-source related noise impacts, and there

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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are no components of the Project that would result in a substantial permanent increase in ambient noise levels beyond what was already evaluated and disclosed by FEIR No. 329. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels beyond what was previously disclosed as part of FEIR No. 329; impacts would be less than significant and no new mitigation would be required.

b) No Substantial Change from Previous Analysis: During construction of the proposed Project, there is a potential that construction-related noise could result in a substantial temporary increase in ambient noise levels in the Project area. Impacts associated with construction activity were previously evaluated as part of FEIR No. 329, which concluded that such impacts would be less than significant assuming the timing of construction activities is restricted to daytime hours (i.e., 7 a.m. to 7 p.m. Monday through Friday), as required by Mitigation Measure MM 5.1. In addition, construction-related noise is regulated by Riverside County Ordinance No. 847 ("Noise Ordinance"), which exempts construction-related noise from the Noise Ordinance standards provided that construction is limited to between 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May (Riv. County, 2007).

In addition, a site-specific Construction Noise Analysis was prepared for TR31500 that addresses near-term noise impacts due to construction activities. The analysis considers noise associated with site grading and building activities, and includes an analysis of noise effects associated with proposed blasting and rock crushing activities. Blasting and rock crushing activities would be required in support of TR31500 as necessary to grade the existing landform that occurs in the southeastern portion of the Project site (Mestre Greve , 2011b, p. 1). Figure 11, *Areas Subject to Blasting During Construction*, depicts the portions of the site that would require blasting during construction, and shows the distance from proposed blasting areas to nearby sensitive receptors.

Noise Impact Criteria

For non-rural residential uses (as defined by the General Plan Land Use Designation) the daytime noise limit is 55 dBA and the nighttime limit is 45 dBA. Rural residential limits are 45 dBA during the daytime and nighttime. The area east of the Project site, south of the existing development, is designated in the General Plan as Rural Mountainous, but there are no developed homes in this area. The high school is located in a Public Facilities area which has a daytime noise limit of 65 dBA and a nighttime limit of 45 dBA. The storage facility located at the northwest corner of the Project site is in a Commercial Retail area which has a daytime limit of 65 dBA and a nighttime limit of 55 dBA. (Mestre Greve , 2011b, p. 2)

Potential Construction Impacts

Based on the Construction Noise Analysis findings, the peak ("worst-case") noise level for most of the equipment that would be used during construction is 70 to 95 dBA at a distance of 50 feet. These noise levels would be reduced to approximately 58 to 83 dBA at a distance of 200 feet, and to 52 to 77 dBA at a distance of 400 feet. (Mestre Greve , 2011b, p. 2)

During grading activities, as heavy equipment passes nearly adjacent to the existing residences located along the eastern Project boundary, residents would be exposed to peak noise levels approaching 100 dBA. However, such noise levels would be periodic and only would occur when heavy equipment is operated near full power adjacent to the homes. Much of the time the equipment would be located more than 500 feet away from these homes and noise levels would be reduced by approximately 20 dB and are projected to be approximately 70 dBA. Average (Leq) noise levels at the adjacent homes would typically be expected to be less than 60 dBA, although when activity is concentrated near the homes average levels could approach 70 dBA. (Mestre Greve , 2011b, p. 3)

Noise levels during construction also have the potential to affect the Heritage High School; however, noise levels affecting this facility are not expected to exceed the 65 dBA (Lmax) limit established by the Noise Ordinance. (Mestre Greve , 2011b, p. 3)



Source(s): Mestrovic Associates (07-12-2011)

FIGURE 11

AREAS SUBJECT TO BLASTING DURING CONSTRUCTION



NOT TO SCALE



New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The analysis presented above illustrates that typical construction activities would not exceed the Noise Ordinance limits at the high school to the west of the Project site. As heavy equipment operates near the residences to the east and south it would generate noise levels exceeding the limits. However, the Project does not propose construction activities outside the hours exempted by the Noise Ordinance. Therefore, typical construction would not result in a significant noise impact. As such, impacts associated with construction noise would be less than significant and the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Potential Blasting and Rock Crushing Impacts

During a portion of the construction activities, blasting and rock crushing would be required to facilitate the removal of non-rippable rock that occurs in the southeastern portion of TR31500 (refer to Figure 11). The area subject to blasting is located approximately 590 feet from the nearest residence to the east, and 1,890 feet from the high school to the west. (Mestre Greve , 2011b, p. 3)

When blasting is necessary, an assessment of the proposed blast site and the surrounding setting would be made to determine the appropriate size and location of the charge. This determination takes into account the nature, location, and use of all buildings and areas around the proposed blast site, such that design and completion of the blast event will minimize any potential impacts related to safety, noise, and vibration in accordance with applicable regulations. Following the initial assessment, the procedure typically involves multiple days of pre-blast drilling and set up, followed by the "shot" event. Pre-blasting procedures vary depending on the size of the area to be blasted, depth of drilling, type of material, the presence of groundwater, the desired size of the blasted material (size of boulders), and the presence of existing utilities and developments. Typically, no more than one "shot" event is undertaken per day. Approximately four "shot" events are anticipated for the entire Project. (Mestre Greve , 2011b, p. 3)

The necessity, exact location, frequency, and duration of blasting are determined when grading operations have begun and the geologic condition of the bedrock is exposed. Noise levels generated by blasting activities are greatly affected by the amount and type of charge and the depth of the charge. The noise level generated by the charge varies by approximately 3 dB for each doubling or halving of charge weight. The depth of the charge can vary noise levels by up to 40 dB with deeper charges generating lower noise levels. As discussed above, this information will not be determined until after grading operations have begun. Because of this, no quantitative assessment of the potential noise and vibration impacts from blasting can be performed at this time. It should be noted, however, that blasting such as that anticipated for the TT31500 would be comparable to the type of blasting that has been successfully accomplished for numerous development projects located near existing residential developments wherein no significant adverse impacts occurred. (Mestre Greve , 2011b, p. 4)

Prior to blasting activities occurring, a blasting plan would be prepared and a blasting permit required from the Riverside County Sheriff's Department would be required pursuant to Riverside County Ordinance No. 787 (Mestre Greve , 2011b, p. 4). As part of the Sheriff's Department review, additional conditions and procedures may be imposed as necessary to protect the health and safety of the public. To ensure that noise effects associated with blasting during construction of the proposed Project is minimized, the County has imposed the following condition of approval that would need to be included as part of the blasting permit application (refer to Mitigation Measure MM 5.1):

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Compliance with the above-listed condition of approval would minimize impacts associated with blasting-related noise during construction. However, it should be noted that noise associated with blasting activities would be exempt from County Ordinance No. 847, as the Project would be required to adhere to the timing restrictions specified in the ordinance.

In addition to blasting activities, rock crushing would be required to crush rock excavated from the hill side in the southeastern portion of the site and to facilitate export of the material from the site. A rock crusher represents a unique construction noise source because it has a fixed location, generates considerable noise levels, and would operate continuously for a considerable period of time (i.e., months). According to the Project's noise consultant, rock crushers generate a maximum noise level of approximately 93 dBA at 50 feet from the crusher, and an average (Leq) noise level of approximately 81 dBA at the same distance. (Mestre Greve , 2011b, p. 4)

Figure 11 depicts the preferred location of the rock crusher. This location was selected because it maximizes distance from the crusher to nearby land uses, thereby minimizing noise effects. The Project has been conditioned to require that the rock crusher occur in the approximate location depicted on Figure 11 (refer to Mitigation Measure MM 5.9). With the location depicted on Figure 11, maximum noise levels at nearby residences would be approximately 66 dBA, and average noise levels would be approximately 54 dBA. The 55 dBA residential noise ordinance limit established by Ordinance No. 847 would be exceeded approximately 20 percent of the time (i.e., 12 minutes per hour); however, as noted previously, construction activities are exempt from Ordinance No. 847 with limitations in hours of operation (as noted above). (Mestre Greve , 2011b, p. 5)

The analysis presented above illustrates that the rock crusher would generate noise levels in exceedance of the Riverside County Noise Ordinance at the existing residences to the east and southwest of the Project site and the storage facility at the northwest corner. However, the noise levels would only be expected to exceed the limits for less than 20 percent of the time. No rock crushing is proposed to occur outside of the hours from which construction noise is exempted from the noise ordinance and noise levels from rock crushing are not projected to substantially exceed the noise ordinance limits. As such, impacts associated with blasting and rock crushing would be less than significant and the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Conclusion

Although near-term construction activities would produce substantial noise levels, such noise is exempt from the County's Noise Ordinance (with timing restrictions). Noise effects during construction would be further reduced through compliance with the conditions of approval imposed on the Project for construction noise. Accordingly, the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: As discussed above under the analysis of Issue 34.b), near-term construction noise would be consistent with the County's Noise Ordinance requirements for construction activities, assuming compliance with the Project's conditions of approval. Therefore, the Project would not result in any noise impacts during construction that would expose persons to or generate noise levels in excess of established noise standards. However, the Project has the potential to result in noise levels in excess of the County's standard under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets and due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Each of these conditions is discussed below.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As required by FEIR No. 329, a noise impact analysis has been prepared for the proposed Project to determine if proposed residential land uses on-site would be exposed to excessive noise levels from Norma Jean Road. For noise-sensitive uses, such as schools and single-family homes, the Riverside County General Plan indicates that exterior noise levels should remain below 65 dBA CNEL, while interior noise levels should remain below 45 dBA CNEL (Riv. County, 2003a, pp. N-6 and N-18). Planning Areas 32 and 33B both abut Norma Jean Road, and therefore have the potential to be impacted by traffic noise that is projected to occur along this roadway.

On-Site Traffic-Related Exterior Noise

Future highway noise levels on-site were calculated using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Based on the FHWA traffic noise prediction model, noise levels associated with Norma Jean Road are depicted in Table 8, *Distance to Noise Contours for Future Traffic Conditions*. Based on the values presented in Table 8 and the proposed topographic conditions on-site, and as presented in Table 9, *Future First Floor Exterior Noise Levels (dBA CNEL)*, the following lots from TR31500 were determined to be significantly impacted by highway-related noise (i.e., exterior noise levels in excess of 65 Ldn): Lots 15-28, 60-69, 137-156, and 176-191 (RK Engineering, 2015, Table 2). The remaining lots within TR31500 would not be impacted by noise levels in excess of 65 Ldn. Therefore, the exterior portions of Lots 15-28, 60-69, 137-156, and 176-191 would be significantly impacted by highway-related noise and mitigation would be required. As such, Mitigation Measure MM 5.2 has been identified to ensure that noise barriers are constructed adjacent to these lots. With implementation of mitigation involving the construction of noise barriers, and as shown on Table 9, exterior noise impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 8 Distance to Noise Contours for Future Traffic Conditions

ROADWAY	DISTANCE TO CONTOUR (FT)		
	-70 LDN-	-65 LDN-	-60 LDN-
Norma Jean Road	198	626	1,978

* Contour distances in this table are based on the centerline of the roadway representing the noise source.
(Mestre Greve, 2011a, Table 3)

Table 9 Future First Floor Exterior Noise Levels (dBA CNEL)

Exterior (Ground Level) Study Locations	Unmitigated Exterior Noise Impacts From		Total (Combined) Exterior Noise Level	Noise Barrier Height (in feet) ^{2,3}	Final Projected Exterior Noise Level
	Emperor Road	Norma Jean Road			
Lots 60 - 69, 137 - 156	67.7	--	67.7	6.0	61.9
Lots 176 - 182	--	70.7	70.7	6.0	64.9
Lots 182 - 191, 15 - 28	--	70.7	70.7	5.0	59.9

1. Exterior noise levels calculated to backyard.
2. Barrier height (in feet) is to be above pad or roadway elevation, whichever is greater of the two.
3. "--" indicates noise levels from adjacent roadways are below County standard and therefore no mitigation is required.
(RK Engineering, 2015, Table 2)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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On-Site Traffic-Related Interior Noise

The County's interior noise standard is 45 Ldn. Since noise levels decrease by approximately 12 dB with windows closed, areas on-site that would be exposed to exterior noise levels in excess of 57 Ldn have the potential to be impacted due to traffic noise along Norma Jean Road and Emperor Road. Based on the results of the Noise Analysis, and as shown on Table 10, *Future First Floor Interior Noise Levels (dBA CNEL)*, it was determined that, with incorporation of required mitigation for exterior noise levels (see Mitigation Measure MM 5.2), the first floor of proposed buildings on-site would not meet the County's interior noise standard of 45 Ldn. As shown in Table 10, recommended noise attenuation measures include the installation of windows with a minimum sound transmission class (STC) rating of 25 and the provision of fresh mechanical ventilation (i.e., air conditioning) to provide for a "Windows Closed" condition. As shown in Table 10, with incorporation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, first floor interior noise levels would be reduced to a level below significance

Table 10 Future First Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at First Floor Building Façade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First Floor Interior Noise Level w/ Windows (STC ≥ 25) ²		STC Rating for Windows Facing Subject Roadway ³
			Windows Open	Windows Closed	
Lots 60 - 69, 137 - 156	61.3	16.3	49.3	41.3	25
Lots 176 - 182	64.3	19.3	52.3	44.3	25
Lots 182 - 191, 15 - 28	60.2	15.2	48.2	40.2	25

1. Indicated noise level includes noise attenuation provided by either sound wall.

2. Room with the least calculated noise attenuation shown (worst-case), since multiple rooms were analyzed.

3. Window requirements: STC ≥25 for all windows and sliding glass doors facing Emperor Road and Norma Jean Road. (RK Engineering, 2015, Table 3)

Table 11, *Future Second Floor Interior Noise Levels (dBA CNEL)*, depicts the future second floor interior noise levels along with the recommended mitigation. As show, the second floor of proposed buildings on-site would not meet the County's interior noise standard of 45 Ldn. Implementation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, which require the provision of mechanical ventilation (i.e., air conditioning) and upgraded second floor windows and sliding glass doors, would ensure compliance with the County's required interior noise standard of 45 Ldn.

Accordingly, with incorporation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, the Project would achieve the County's exterior and interior noise requirements of 65 dBA Ldn and 45 dBA Ldn, respectively. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Off-Site Traffic-Related Noise

In addition to noise impacts on-site, the proposed Project also has the potential to create or contribute to significant traffic-related noise impacts at off-site locations. Noise impacts associated with traffic generated by SP260 were previously evaluated as part of FEIR No. 329, which determined that traffic from buildout of SP260 would result in significant noise impacts affecting residences located north and south of SR-74 between Palomar Road and I-215. However, residential uses that occurred southerly of SR-74 at the time FEIR No. 329 was certified have since been redeveloped with light industrial land uses. Accordingly, significant Project-related vehicular-related noise impacts only would occur to the existing residential uses located northerly of SR-74.

New
Significant
Impact

More
Severe
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New Ability
to
Substantially
Reduce
Significant
Impact

No
Substantial
Change from
Previous
Analysis

Table 11 Future Second Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at Second Floor Building Façade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	Second Floor Interior Noise Level w/ Upgraded Windows (STC \geq 25) ²		STC Rating for Windows Facing Subject Roadway ³
			Windows Open	Windows Closed	
Lots 60 - 69, 137 - 156	66.9	21.9	54.9	43.9	26
Lots 176 - 182	69.9	24.9	57.9	44.9	28
Lots 182 - 191, 15 - 28	69.9	24.9	57.9	44.9	28

1. Indicated noise level includes noise attenuation provided by either sound wall.
 2. Room with the least calculated noise attenuation shown (worst-case), since multiple rooms were analyzed.
 3. Window requirements: STC 27 and 28 for all windows and sliding glass doors facing Emperor Road and Norma Jean Road, respectively.
- (RK Engineering, 2015, Table 4)

These off-site vehicular-related noise impacts were identified as significant and unavoidable as part of FEIR No. 329, and a statement of overriding considerations was adopted by the Board of Supervisors at the time FEIR No. 329 was certified. The proposed Project would not result in an increase in the level of noise anticipated along this segment of SR-74, as the proposed Project does not involve any change to the number of units allowed on-site. Although the Project still would contribute to significant noise impacts along SR-74 westerly of Palomar Road, such impacts would not be greater than was previously disclosed as part of FEIR No. 329. Accordingly, implementation of the proposed Project would not result in any new off-site traffic-related noise impacts, and no new mitigation would be required.

Conclusion

Based on the foregoing analysis, with incorporation of mitigation, the proposed Project would not exceed County noise standards established for in interior or exterior noise levels. In addition, the proposed Project would not result in an increase in the level of noise anticipated along Highway 74, as the proposed Project does not involve any change to the number of units allowed on-site. As such, noise impacts along Highway 74 would not be greater than was previously disclosed as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: Under long-term operating conditions, there are no conditions associated with the proposed Project that would result in the generation of substantial groundborne vibration-related impacts to on- or off-site sensitive receptors. Although vibration effects may occur in association with near-term construction activities, the Project has been conditioned to prepare a noise and vibration minimization plan in conjunction with the blasting permit required pursuant to Ordinance No. 787 (refer to Mitigation Measure MM 5.8) (Riv. County, 2002). Mandatory compliance with the noise and vibration minimization plan would ensure that vibration effects during blasting activities do not impact nearby sensitive receptors. Accordingly, a significant impact associated with ground-borne vibration or noise would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation:

The following mitigation measure from EIR No. 329 shall apply:

- MM 5.1 (Condition of Approval 10-43) Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

The following additional mitigation measure also shall apply in order to ensure compliance with the provisions of Riverside County Ordinance Nos. 787 and 847:

- MM 5.8 (Condition of Approval 10-44) In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

- MM 5.9 (Condition of Approval 10-45) During rock crushing activities and as required pursuant to Ordinance No. 847, the rock crusher shall be sited in the location depicted on Figure 11 of Environmental Assessment No. 39357.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department, Building and Safety Department, and the County of Riverside Department of Industrial Hygiene.

POPULATION AND HOUSING Would the project

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

Source: Project Application Materials, GIS database, Riverside County General Plan, FEIR No. 329

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a & c) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with the displacement of people or housing. The proposed Project seeks minor modifications to an existing approved specific plan. Under existing conditions, there are 15 homes on-site within the area designated as Planning Area 41 and 73 homes within the area designated as Planning Area 34 (Google Earth, 2014). These Planning Areas would not be affected by the proposed Project. Accordingly, the proposed Project would not displace a substantial number of existing housing or residents, and would not result in the need to construct replacement housing elsewhere. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with an increased demand for housing. The proposed Project seeks minor modifications to an existing approved specific plan that accommodates up to 2,025 dwelling units. As such, the proposed Project would accommodate new housing opportunities within the County, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts to County Redevelopment Areas. The Homeland/Green Acres Redevelopment Area is located immediately east of the Specific Plan area, but does not encumber any portion of the Project site (Riv. County, n.d.). No component of the proposed Project would adversely affect the goals or policies of this Redevelopment Area. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** Changes proposed as part of SP260S1 would result in no change in the total number of dwelling units allowed on-site (2,025 dwelling units). As such, the on-site population that would result from the proposed Project would be unchanged from that which would occur from the buildout of SP260, which was analyzed in FEIR No. 329. Since the regional and local population projections are derived from existing land use designations, and since the Project would result in the same number of households that could be accommodated on-site, the proposed Project would not cumulatively exceed official regional or local population projections. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

f) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with substantial population growth. The proposed Project seeks minor changes to the internal configurations of land uses within an approved specific plan. There are no components of the proposed Project that would result in a substantial inducement to population growth. A portion of the specific plan area is already built out, including portions of the backbone infrastructure (e.g., roads and utilities). The proposed Project would involve the extension of roads and infrastructure as necessary to accommodate development within the specific plan area, and such roads and infrastructure would not result in substantial population growth in the area, either directly or indirectly. Accordingly, impacts associated with population inducement would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, FEIR No. 329, Ord. No. 659

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts associated with fire protection services were evaluated and disclosed in FEIR No. 329, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation requiring the payment of fees. Since certification of FEIR No. 329, a new fire station (Homeland Fire Station #54) has been developed at 25730 Sultanas Road (i.e., within Planning Area 41 of SP 260). With the development of this facility, all areas of the Specific Plan (including areas proposed for amendment) are located within the County's required response time. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services (see Mitigation Measure MM 18.1). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required, although some revisions to the required mitigation from FEIR No. 329 in order to reflect current County requirements, as follows:

MM 18.1 ~~The Menifee North project will be required to participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial)(Condition of Approval 10.PLANNING.017) Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provides funds for the purchase of equipment, remodel, or construction of fire stations; police protection facilities; parks; trails; flood control facilities; traffic improvements and signalization; and libraries.~~

Monitoring: Prior to building permit final inspection, the Riverside County Building and Safety Department shall verify that the required fees have been paid.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, FEIR No. 329, Ord. No. 659

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to sheriff protection services were previously evaluated and disclosed as part of FEIR No. 329, which found that, with mitigation, such impacts would be reduced to less than significant levels. The proposed Project would be required to comply with the mitigation measures identified in FEIR No. 329. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Furthermore, the Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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fee payment to assist the County in providing for public services, including police protection services (see Mitigation Measure MM 18.1). Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in FEIR No. 329.

Mitigation: The mitigation identified in FEIR No. 329 for sheriff services impacts would be replaced with Mitigation Measure MM 18.1, which reflects the County's current requirements for payment of impact fees for sheriff services and facilities.

Monitoring: Monitoring for Mitigation Measure MM 18.1 shall occur as specified in FEIR No. 329.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Google Earth, FEIR No. 329.

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to school services were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law and the development of school sites within the Specific Plan area. Since SP 260 was originally approved, the Harvest Valley Elementary School has been constructed within the City of Menifee portion of the Menifee North Specific Plan (Planning Area 21), and the Heritage High School has been constructed immediately adjacent to the western boundary of SP 260 (Google Earth, 2014). Changes proposed as part of the Project would not modify the number of dwelling units proposed, and would not affect the amount of school facilities accommodated within the County portion of SP 260 (i.e., Planning Area 39, which proposes a 9.9-acre elementary school facility). As such, impacts to school services would be similar in comparison to the impacts identified in FEIR No. 329. Mitigation measures identified in FEIR No. 329 would continue to apply to the proposed Project, including a requirement to contribute development impact fees (refer to Mitigation Measure MM 20.1). Accordingly, the proposed Project would not result in any new impacts to school services beyond that which was disclosed and mitigated for as part of FEIR No. 329.

Mitigation: The following mitigation measure from FEIR No. 329 shall continue to apply, although some modifications to the required mitigation have been revised to reflect current County requirements. No new mitigation measures beyond those identified in FEIR No. 329 are required.

MM 20.1

~~“(Condition of Approval 30.PLANNING.036) Prior to the approval of any implementing project within the Specific Plan, the applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD. he Project Applicant shall enter into a binding agreement with both involved school districts to insure the provision of adequate facilities at the time of project occupancy.~~

Monitoring: Monitoring shall occur as specified in FEIR No. 329.