

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



140

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
September 1, 2010

**SUBJECT:** Temescal Valley Sports Park Project – Approval of Plans and Specifications

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Consider the attached addendum with the final Environmental Impact Report (EIR) No. 325, for the Sycamore Creek Specific Plan No. 256 (State Clearing House No. 89082109);
2. Approve the plans and specifications for the construction of the Temescal Valley Sports Park Project and authorize the Clerk of the Board to advertise the Notice Inviting Bids for the project;
3. Approve the proposed Temescal Valley Sports Park Project; and

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 15,500	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Quimby Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** September 14, 2010  
**xc:** EDA, CIP, Auditor, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

**3.22**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

REVIEWED BY: Christopher Hanes  
 REVIEWED BY: Samuel Wong  
 REVIEWED BY: Robert E. Byrd, Auditor-Controller  
 REVIEWED BY: P. Keenan  
 REVIEWED BY: Marsha L. Victor  
 DATE: 8/30/10  
 DEPARTMENTAL CONCURRENCE  
 FORM APPROVED COUNTY COUNSEL  
 POLICY:  Policy  
 POLICY:  Policy  
 DEPT. RECOMM.:  Consent  
 PER EXEC. OFF.:  Consent

**RECOMMENDED MOTION:** (Continued)

4. Ratify and authorize the Chairman to execute the attached First Amendment to the Landscape Architectural and Engineering Services Agreement with David Evans and Associates, Inc., for additional design services in the amount of \$15,500.

**BACKGROUND :**

The proposed sports park project is located in unincorporated Riverside County and within Specific Plan #256 (Sycamore Creek) at 25655 Santiago Canyon Road. The current site is undeveloped and consists of natural vegetation. In December 2007, the County approved the Landscape Architectural and Engineering Services Agreement with David Evans and Associates, Inc., (DEA) for the design of the Temescal Valley Sports Park. The 25-acre sports park facility will include playground areas, picnic areas, two lighted baseball/softball diamond, two basketball courts, one tennis court, seven soccer fields, regional trail, and dog park. The park will include a parking lot, restroom building, concession stand building, perimeter fencing, landscaping, and other related improvements.

Additionally, the State of California adopted the Model Water Efficient Landscape Ordinance as of January 1, 2010, per Assembly Bill 1881 (AB 1881). As a result, DEA revised the irrigation plans to comply with this new law and the landscape architectural and engineering services agreement needs to be amended to reflect these additional services.

The Sycamore Creek Specific Plan No. 256 EIR (EIR No. 325 and State Clearinghouse No. 89082109) was approved by the Board of Supervisors on November 8, 1994. Subsequent to Certification of EIR No. 325, the Temescal Valley Regional Sports Park has been designed. Additional environmental analysis has been performed and reveals this project has no impacts or effects other than those already analyzed and discussed in the Certified EIR, and that there are no new mitigation measures needed or required for this project. The attached addendum to EIR No. 325 contains the supporting analysis.

Estimated construction cost of the project is \$7,000,000 to \$9,000,000. A budget for the project will be approved after bids are received. Staff recommends approval of the above motions.

**ATTACHMENTS:**

1. Addendum to EIR No. 325 (State Clearing House No. 89082109) for the Sycamore Creek Specific Plan No. 256;
2. Notice of Determination; and
3. The First Amendment to the Landscape Architectural and Engineering Services Agreement.

**Notice of Determination**

To:

Office of Planning and Research  
For U.S. Mail: P.O. Box 3403 Sacramento, CA 95812-3044  
Street Address: 1400 Tenth Street Sacramento, CA 95814

From:

County of Riverside  
3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor  
Riverside, CA 92501

Contact: Claudia Steiding  
Senior Environmental Planner  
Phone: (951) 955-8174

Clerk of the Board of Supervisors  
or

County Clerk  
County of: Riverside  
Address: 2724 Gateway Drive  
P.O. Box 75  
Riverside, CA 92502-0571

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/14/10      CS  
Date                                  Initial

SUBJECT: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): **89082109**

Project Title: **Addendum to the Environmental Impact Report No. 325 for Specific Plan No. 255 for the Temescal Valley Regional Sports Park**

Project Location (include county): **25655 Santiago Canyon Road, Corona, CA, in the unincorporated territory of Riverside County**

Project Description: **The County of Riverside is proposing modifications to the community sports park identified in Specific Plan No. 255, which is now known as the Temescal Valley Regional Sports Park. The Temescal Valley Regional Sports Park will encompass approximately 25 acres and include picnic shelters, a concession building, a restroom building, two basket ball courts, two baseball fields, one tennis court, seven soccer fields of varying sizes, a skate area, two playgrounds, water play area, bicycle rack, and perimeter park concrete wall. Sports fields will be lit with Musco Lighting – Light Structure Green System lighting. The park will be open seven days a week from 6:00 AM – 10:00 PM, with lights being turned off by 10:00 PM. The Project will include approximately 233 parking stalls and 10 parking stalls sized and designated for the disabled.**

This is to advise that the **County of Riverside** as ( Lead Agency or  Responsible Agency) has approved the above described project on: September 14, 2010 and has made the following determinations regarding the above described project:

1. The project modifications [ will  will not] have a significant effect on the environment
2.  An Addendum to Environmental Impact Report No. 325 was prepared for this project pursuant to the provisions of CEQA  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. No new mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan [ was  was not] originally adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for the project modifications.
6. Findings [ were  were not] made pursuant to the provisions of CEQA for the project modifications since significant impacts were not identified.

This is to certify that the final EIR with comments and responses and record of project approval, or Negative Declaration, is available to the general public at: **The County of Riverside, 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, CA 92501**

[Handwritten Signature]  
Signature

Board Assistant  
Title

**FIRST AMENDMENT TO LANDSCAPE ARCHITECTURAL  
AND ENGINEERING SERVICES AGREEMENT BY AND BETWEEN  
COUNTY OF RIVERSIDE AND  
DAVID EVANS AND ASSOCIATES FOR THE  
TEMESCAL VALLY SPORTS PARK**

**THIS FIRST AMENDMENT TO THE Landscape Architectural and Engineering Services Agreement by and between David Evans & Associates, Inc. and the County of Riverside ("First Amendment") is entered into this 12<sup>th</sup> day of October, 2010, by and between the County of Riverside, a political subdivision of the State of California ("County") and David Evans & Associates, Inc. ("Consultant").**

**RECITALS:**

**WHEREAS, the parties entered into the original Agreement for Landscape Architectural and Engineering Services on December 18, 2007 ("Agreement"); and**

**WHEREAS, the scope of services required for the successful completion of the project has been expanded; and**

**WHEREAS, the County is requesting that the Consultant provide additional services as provided in Section III. I. of the Agreement; and**

**WHEREAS, the fees and expenses for the original Agreement were Three Hundred Fifty-Four Thousand, Two Hundred and Seventy-Five Dollars (\$354,275); and**

**WHEREAS, fees for the additional services will total Fifteen Thousand, Five Hundred Dollars (\$15,500);**

**NOW, THEREFORE, in consideration of the foregoing and providing that all other terms and conditions not amended herein remain intact and in full force and effect, the parties hereto do hereby agree as follows:**

///  
//  
/  
/

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 OCT 20 AM 10:13

1           **A. Section II of the Agreement** is hereby amended in its entirety to read as follows:

2           “II. SCOPE OF WORK. The CONSULTANT shall perform all services and other activities  
3 necessary to design and prepare construction documents ready to advertise and receive bids for the  
4 project in accordance with the terms of this Agreement and as outlined in the Attached Exhibit “A” and  
5 “A-1” attached hereto and incorporated herein by this reference.”

6           **B.** All references in the Agreement to Exhibit “A” are hereby amended to refer to Exhibit  
7 “A” and “A-1” wherever Exhibit “A” is now referenced.

8           **C. Section IV. A.1. of the Agreement** is hereby amended in its entirety to read as follows:

9           “IV.A.I. For the services hereinabove required, the COUNTY shall pay to the CONSULTANT,  
10 in the manner hereinafter provided, a fee of Three Hundred Sixty-Nine Thousand Seven Hundred  
11 Seventy-Five Dollars (\$369,775), as outlined in Exhibit “A” and Exhibit “A-1” attached hereto and  
12 incorporated herein by this reference, and shall be paid as provided in paragraph IV,C, Payment.”

13           **D. Section XI. MISCELLANEOUS PROVISIONS, subsection A.** is hereby amended in  
14 its entirety to read as follows:

15           “The term of this Agreement shall be until September 30, 2011. This Agreement may be  
16 terminated by COUNTY for any reason (with or without cause) upon giving fourteen (14) days written  
17 notice to CONSULTANT.”

18 ///

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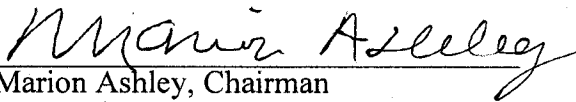
27 /

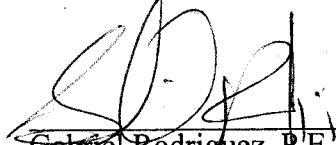
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1 **IN WITNESS WHEREOF**, the **CONSULTANT** and **COUNTY** have caused their duly  
2 authorized representatives to execute this Amendment as of the date first written above.

3  
4 COUNTY OF RIVERSIDE

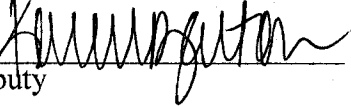
DAVID EVANS & ASSOCIATES INC.

5   
6 Marion Ashley, Chairman  
Board of Supervisors

  
7 Gabriel Rodriguez, P.E.  
Senior Associate

8 GABRIEL RODRIGUEZ  
SENIOR ASSOCIATE  
9 (name and title)

10 ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

11 By:   
12 Deputy

13  
14  
15 APPROVE AS TO FORM:  
Pamela J. Walls  
16 County Counsel

17 By:  8/30/10  
18 Deputy Marsha L. Victor



**Task 2: Grading Plans \$5,000**

The grading plans will be revised to include the following information:

- Slopes currently designed as 4:1 slopes with turf on them will be redesigned as 4.5 or 5:1. Changes will require some redesign of the storm drain system and catch basin inlets.
- Paved areas must drain toward a planter area so sidewalks adjacent to the park's two parking lots must be graded to provide drainage away from the asphalt parking lots.

***Deliverable:** 24x36 plan sheets. (3 bond sets per County submittal and 1 final signed mylar set)  
Reproductions will be billed as reimbursable expenses per the original contract agreement.*

Design services for geotechnical soils reports, color renderings or simulations, additional cost estimates, and underground utility locations are not included in this fee proposal. DEA has assumed one plan check return from the County requesting revisions. Additional requests for revisions beyond the first plan check may result in the need for additional fees. Additional tasks required beyond the scope of services noted above, or changes requested by the client shall be charged on an "Extra services" basis and negotiated accordingly.

DEA proposes to complete the project tasks for the fees indicated in addition to reimbursable expenses. Invoices will be due and payable within 30 days and will be sent monthly based upon the percentage of work completed.

We can begin this work following your authorization to proceed. We thank you once again for your consideration of our qualifications and look forward to hearing from you.

Sincerely,  
DAVID EVANS AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Chris Giannini', with a long horizontal flourish extending to the right.

Chris Giannini, L.A. 4287  
Associate



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Appendix A	Temescal Valley Sports Park Project, Air Quality Modeling Assumptions
Appendix B	General and Focused Biological Resources Assessment, Burrowing Owl and Narrow Endemic Plant Surveys
Appendix C	Phase I Environmental Site Assessment
Appendix D	Project Specific Water Quality Management Plan for Temescal Valley Sports Park

**List of Figures**

*(Figures are located in a Figures Section following the last page of the Initial Study)*

Figure 1	Planning Areas 24B and 25
Figure 2	Vicinity Map
Figure 3	Aerial Photograph
Figure 4	Park Plan
Figure 5	USGS Quad Map

**Mitigation Monitoring and Reporting Program and Project Design and Construction Features**  
provided at Section 6 tab, herein

## SECTION 1 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), the County of Riverside (County) as Lead Agency, certified a Final Environmental Impact Report (EIR No. 325) for the Sycamore Creek Specific Plan (Specific Plan No. 256 or SP No. 256) on November 8, 1994 (SCH89082109). The project evaluated in EIR No. 325 encompasses approximately 715 acres and proposed 1,786 dwelling units varying in density from very low to high, freeway-orientated commercial, a school site, a fire station site, and five parks. One of the five parks proposed in SP No. 256 is a 25-acre community sports park.

The community sports park was proposed to be located in Planning Area 25 (**Figure 1, Planning Areas 24B and 25**) in the southwest portion of SP No. 256. The purpose of the community sports park is to provide a public park and sports facility for the residents of the Temescal community. According to SP No. 256, the community sports park would be developed by the County and include: soccer fields, baseball fields, picnic areas, parking, restrooms, or other improvements deemed necessary by the County.

Subsequent to the certification of EIR No. 325 and approval of SP No. 256, the community sports park has been designed. The County Economic Development Agency (EDA) will be developing the park, which will be known as the Temescal Valley Sports Park (TVSP or Modified Project). The TVSP will be maintained and operated by County Service Area (CSA) 152.

EIR No. 325 was prepared, circulated for public review and comment, and certified pursuant to the CEQA and the County's Rules to Implement CEQA. In adopting SP No. 256, the County Board of Supervisors found that implementation of the Specific Plan 256 would result in potentially significant impacts that would be avoided or substantially lessened through the adoption of mitigation to: seismic safety, slopes and erosion, flooding, noise, water quality, toxic substances, open space and conservation, agriculture, mineral resources, energy resources, scenic highways, cultural and scientific resources, circulation, water and sewer, fire services, sheriff services, schools, parks and recreation, utilities, solid waste, libraries, health services, airports, and disaster preparedness. The Board also found that implementation of SP No. 256 would result in impacts that cannot be fully mitigated to local and cumulative climate and air quality and cumulative impacts to wildlife/vegetation (EIR, pg. Resolution 94-329).

### 1.1. Regulatory Background

Section 15164(b) of the *State CEQA Guidelines* states:

*An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

Further, Section 15162 of the *State CEQA Guidelines* lists the specific conditions that would require the preparation of a subsequent environmental impact report (EIR) or negative declaration (ND) rather than an addendum. These include one or more of the following:

- (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 occur 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 of 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;*
  - (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 measure or alternative; or*
  - (D) *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.*

The County has reviewed the conceptual plans and proposed operations for the TVSP, which are described in Section 2.0 of this addendum, in light of the requirements defined under CEQA and the *State CEQA Guidelines*. In addition, the County has assessed the proposed modifications using the Initial Study and Environmental Checklist Form in Section 3 of this addendum. As noted in Section 1.3 of this addendum, the County, acting as the lead agency, has determined that none of the above conditions requiring preparation of a subsequent or supplemental MND apply, and therefore, an addendum to EIR No. 325 is the appropriate environmental documentation for the proposed modifications.

## 1.2 Incorporation by Reference

Pertinent documents relating to this addendum have been cited and incorporated, in accordance with Sections 15148 and 15150 of the *State CEQA Guidelines*, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference.

*Sycamore Creek Specific Plan No. 256/Environmental Impact Report No. 323*, as adopted by the Board of Supervisors on November 8, 1994 per resolution No. 94-329 County of Riverside Department of Facilities Management, August 2008

David Evans and Associates, Inc., *Project Specific Water Quality Management Plan (WQMP)*, May 25, 2010

*Riverside County General Plan*, June 2003

*Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430)*, June 2003

*Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003

The *Sycamore Creek Specific Plan (Specific Plan No. 256)/Environmental Impact Report No. 325* is available for review during regular business hours at:

County of Riverside Economic Development Agency  
3403 Tenth Street, Suite 400, Riverside, CA 92501

The *Project Specific Water Quality Management Plan* is available for review during regular business hours at:

County of Riverside Economic Development Agency  
3403 Tenth Street, Suite 400, Riverside, CA 92501

The *Riverside County General Plan* is available for review online at:

<http://www.rctlma.org/genplan/content/gp.aspx>

The *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report* is available for review online at:

<http://www.rctlma.org/genplan/content/eir/volume1.html>

The *Temescal Canyon Area Plan, County of Riverside General Plan* is available for review online at:

<http://www.rctlma.org/genplan/content/ap1/temescalcanyon.html>

### 1.3 Summary of Effects

As discussed in Section 3 of this addendum, a thorough analysis has been conducted of the potential environmental effects associated with the proposed TVSP. As noted in Section 3, the analysis indicates that no new significant impacts would result with the implementation of the Modified Project.

In conclusion, the proposed Modifications do not meet any of the conditions that would require the preparation of a supplemental EIR or ND set forth in Section 15162 or any of the conditions set forth in Section 15163 that would require preparation of a subsequent EIR.

#### 1.4 Organization of Addendum No. 1

Addendum No. 1 is organized as follows:

- **Section 1 Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the *State CEQA Guidelines*
- **Section 2 Background and Description of the Modified Project**, which provides background regarding SP No. 256/EIR No. 325 and describes the Modified Project
- **Section 3 Initial Study**, which provides an analysis of the Modified Project using the County's environmental checklist form
- **Section 4 References**, which includes a list of reference sources
- **Section 5 Acronyms and Abbreviations**, which contains a list of the acronyms and abbreviations used in Addendum No. 1

## SECTION 2

### BACKGROUND AND DESCRIPTION OF THE MODIFIED PROJECT

#### 2.1 Background and Original Project

The County certified EIR No. 325 (hereinafter referred to as the EIR) for the Sycamore Creek Specific Plan (Specific Plan, or SP No. 256), on November 8, 1994. SP No. 256 as evaluated in EIR No. 325 encompasses approximately 715 acres to be developed with 1,786 dwelling units varying in density from very low to high, freeway-oriented commercial, a school site, a fire station site, and five parks on approximately. One of the five parks was proposed as a 25-acre community sports park to be located in Planning Area 25 (**Figure 1, Planning Areas 24B and 25**).

The purpose of the community sports park is to provide a public park and sports facility for the residents of the Temescal community (SP No. 256, pg. III-122). According to SP No. 256, the community sports park would be developed by the County and include: soccer fields, baseball fields, picnic areas, parking, restrooms, or other improvements deemed necessary by the County. As shown in Figure 1, the community sports park as originally planned would have one access point from Santiago Canyon Road (shown as Street "A" in SP No. 256). The Specific Plan did not include a conceptual park plan.

#### 2.2 Modified Project Description

As stated in SP No. 256, the County will be developing the community sports park, which is now known as the TVSP. The EDA intends to construct and CSA 152 will maintain and operate the proposed TVSP (or Modified Project). The TVSP will be located on approximately 25 acres at 25655 Santiago Canyon Road, Corona, CA in the unincorporated territory of the County of Riverside (**Figure 2, Vicinity Map**). The TVSP will be located approximately 1,100 feet south of the intersection of Santiago Canyon Road and Mayhew Canyon Road (**Figure 3, Aerial Photograph**), on Assessor's parcel number 290-570-005.

The TVSP includes the following recreational amenities and sports fields (**Figure 4, Park Plan**):

- four picnic shelters located at the northern end of the park
- seven soccer fields of varying sizes – two large (200 feet by 500 feet), two medium (120 feet by 180 feet), and three small (90 feet by 135 feet)
- two baseball fields (one 250 feet and one 300 feet)
- two basketball courts
- one tennis court
- skate area
- dog park
- two playgrounds (one for tots and one for older children)

- water play area
- concession building
- restroom building
- bicycle rack
- interior and perimeter park walks

Lighting will be installed at the two baseball fields, which are located at the central portion of the TVSP to accommodate nighttime use. The sports field lighting will be Musco Lighting – Light Structure Green System lighting, which in addition to being energy efficient, is shielded and hooded to direct the lighting onto the playing areas and prevent spillover onto adjacent properties. The TVSP will be open seven days a week from 6:00 AM to 10:00 PM, with lights being turned off by 10:00 PM. Peak usage days for the park will be Thursday, Friday, and Saturday.

The Project will include approximately 233 parking stalls, including 10 disabled spaces. Since curb and gutters are already in place on Santiago Canyon Road, the TVSP will include sidewalks and driveways for the two vehicular access points on Santiago Canyon Road. No other transportation or traffic improvements are proposed or required.

The Modified Project site is within the boundaries of the Lee Lake Water District (Lee Lake). Lee Lake will provide potable water and wastewater treatment services for the TVSP using existing facilities with sufficient capacity to serve the Modified Project.

### **2.3 Modified Project Construction and Design Features**

The Modified Project will include design features to avoid potentially significant impacts to the environment. Because these design features have been or will be incorporated into the design of the Modified Project, or are required by law, they are not considered to be mitigation measures.

#### **General Measures**

- The Modified Project will comply with applicable federal, state, and county ordinances, standards, and procedures for public facility design, construction, and operation.
- The Modified Project will comply with all requirements to notify utility companies of impending construction, obtain relevant information regarding existing subsurface utilities, and consult regarding the preservation or relocation of such utilities, if necessary.

#### **Aesthetics (Lighting)**

- Permanent lighting will be shielded away from adjacent properties and directed downward and onto the Project site.



- The Modified Project is required to comply with Ordinance No. 655, “An Ordinance of the County of Riverside Regulating Light Pollution,” which restricts the permitted use of certain light fixtures that emit undesirable light rays into the night sky.

#### **Air Quality**

- Emission control measures will be incorporated into the engineering design of the Modified Project to reduce air quality/odor impacts.
- The Modified Project is required to comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, “Fugitive Dust Requirements for Control of Fine Particulate Matter (PM-10),” which requires implementation of feasible measures to reduce and control fugitive dust emissions, including, but not limited to: watering on site, using soil stabilizers, utilizing wheel washers for existing vehicles, and reducing vehicle speeds.
- Construction equipment will be maintained and operated so as to minimize exhaust emissions. For example, during construction, trucks and vehicles on site will be parked with their engines off to reduce vehicle emissions.
- Construction emissions will be phased and scheduled to avoid emissions peaks and discontinued during smog alerts. In addition, all equipment will be properly tuned and maintained in accordance with manufacturer’s specifications.

#### **Cultural**

- In the event of an accidental discovery of human remains, the EDA shall comply with Health and Safety Code Section 7050.5, *State CEQA Guidelines* Section 15064.5(e), and Public Resources Code Section 5097.98.
- Project construction will be in compliance with California Public Resources Code Section 5097.5.

#### **Geology and Soils**

- The building materials, design, and construction methods will conform to the California Building Code (CBC), local building and construction standards, and the recommendations contained in EIR No. 325.
- All Project structures will be designed to accommodate static and dynamic settlement.
- The Project will also be required to adhere to existing regulations relative to minimizing risks of erosion and runoff, including adherence to applicable provisions of Ordinance No. 754 (as amended through 754.2), “An Ordinance of the County of Riverside Amending Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls.” The purpose of this ordinance is to ensure the future health, safety, and general welfare of the County by: a.) reducing pollutants in stormwater discharges to the maximum extent practicable; b.) regulating illicit connections and discharges to the storm drain system; and c.) regulating non-stormwater discharges to the storm drain system. The intent of this ordinance is to protect and enhance the water quality of

County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Federal Clean Water Act (Title 33 U.S.C. Sections 1251 et seq.), Porter-Cologne Water Quality Control Act (California Water Code Sections 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

- As required by Ordinance No. 484 (as amended through 484.2), "An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand," the Project construction phase will be designed to prevent adverse effects to adjacent properties from wind erosion generated on site.
- The Modified Project is required to comply with Riverside County Drainage Area Management Plan – Santa Ana and Santa Margarita Region (DAMP), which describes a wide range of Best Management Practices (BMPs), including BMPs for erosion control. The Project will implement standard construction BMPs for the control of soil erosion which may include, but are not limited to, soil binders (EC-5<sup>1</sup>), mulch (EC-3, EC-6), permanent seeding or sodding.

#### **Hazards**

- Hazardous materials will be handled in accordance with federal, state, and county requirements.
- A Material Safety Data Sheet as described in Section 5194 of the California Code of Regulations will be retained by the Construction Contractor(s) from the manufacturer of any hazardous products that may be used at the Modified Project site during construction activities.

#### **Hydrology and Water Quality**

- The Modified Project will be constructed and operated in compliance with the requirements of the "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, NPDES No. CAS00002); the "National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for the Riverside County Flood Control and water Conservation District, the County of Riverside, and the Incorporated Cities of Riverside County within the Santa Ana Region Area Wide Urban Runoff Management Program (R8-2010-0033, NPDES CAS618033)" and Riverside County Ordinance No. 754 (as amended through 754.2), "An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls."
- Prior to approval of the grading plan, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented during construction of the TVSP in compliance with the requirements of the General Construction Permit (Order No. 2009-0009-DWQ, NPDES No. CAS00002) issued by the State Water Resources Control Board. The SWPPP shall identify BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from that portion of

<sup>1</sup> The numbers in parentheses are the BMP designations used in the 2003 *California Stormwater Best Management Practice Handbook, Construction*.

the Modified Project under construction. A copy of the SWPPP shall be held by the Construction Contractor on the job site throughout the construction phase of the Modified Project.

- Stormwater treatment for the parking lots are through the use of an enhanced vegetative swale located downstream of both parking lots. The vegetative swale is designed to treat runoff through filtering by the vegetation in the swale, filtering through a subsoil matrix, and/or infiltration into the underlying soils. They trap particulate pollutants (suspended solids and trace metals), promote infiltration, and reduce the flow velocity of stormwater runoff.

The expected pollutants from the parking lots are organic compounds, metals, trash and debris, and possibly bacteria and viruses from the trash enclosure area. These pollutants will be treated with the vegetative swale.

As discussed above, bacteria/viruses are the pollutant of concern. Treatment control BMPs should be able to treat this type of pollutant at least at medium efficiency. For this specific project, enhanced vegetative swales are selected as the treatment control BMP. A high-opening catch basin is proposed for this project at the terminus of the bioswale at the south parking lot with the overflow discharging into the storm drain.

CSA 152 will be responsible for maintaining the trash receptacles located throughout the project site and the trash enclosure located in the parking lot. Debris and trash from each trash receptacle will be emptied regularly, the areas surrounding the trash enclosure will be properly maintained, and the perimeter fences and common areas will be patrolled to collect litter.

CSA 152 will be responsible for inspection and cleaning of drainage facilities (general guidelines, storm drain flushing, and waste management), controlling illicit connections and discharges (storm drain stenciling), and controlling illegal dumping (field investigation and training/education/outreach). At a minimum, routine maintenance should take place in the late summer or early fall prior to the start of the rainy season (October 1st). The drainage facilities must be cleaned if accumulated sediment/debris fills 25% or more of the sediment/debris storage capacity. Drainage facilities shall be inspected annually and the cleaning frequency shall be assessed.

#### MS4 Stenciling and Signage

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language (such as: "NO DUMPING ONLY RAIN IN THE DRAIN") and/or graphical icons to discourage illegal dumping.
- Post signs and prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.
- The County of Riverside is responsible for maintaining the legibility of stencils and signs.
- Landscape and Irrigation System Design.
- Minimize irrigation runoff by using controllers to provide several short cycles instead of one long cycle for each area.

- Immediately correct irrigation design or maintenance deficiencies that cause excessive runoff of irrigation water.
- Use flow reducers or shutoff valves triggered by a pressure drop to control water loss due to broken sprinkler heads or lines.
- Use rain sensors to shutoff irrigation while it is raining.
- Preparation and implementation of a landscape plan that:
  - Utilize plants with low irrigation requirements (for example, native or drought tolerant species).
  - Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface infiltration.
  - Use mulches (such as wood chips or shredded wood products) in planter areas without ground cover to minimize sediment runoff.
  - Install appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant material where possible and/or as recommended by the landscape architect.
  - Choose plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth.

#### Properly Design Trash Storage Areas

- Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash.
- Trash dumpsters (containers) shall be leak proof and have attached covers or lids.
- Connection of trash area to drains to the MS4 is prohibited.

Operation and maintenance requirements for all structural Source Control and Treatment Control BMPs are identified in the BMP Maintenance Program (Appendix I of the WQMP). The BMP Maintenance Program addresses the following:

- Identification of each BMP that requires operation and maintenance.
- Thorough description of operation and maintenance activities, the operation and maintenance process, and the handling and placement of any wastes.
- BMP start-up dates.
- Schedule of the frequency of operation and maintenance for each BMP.

- Identification of the parties (name, address, and telephone number) responsible for the operation and maintenance, including a written agreement with the entities responsible for the operation and maintenance.
- Self-inspections and record-keeping requirements for BMPs, including identification of responsible parties for inspection and record-keeping.
- Thorough descriptions of water quality monitoring, if required by the Co-Permittee.

**Noise**

- During project-related excavation and grading activities, the Construction Contractor will make sure that all fixed and mobile construction equipment is equipped with properly operating and maintained mufflers, consistent with standards of the manufacturers.
- Construction hours shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Saturday. No construction shall be permitted on Sundays and public holidays.
- The Construction Contractor will place all stationary construction equipment so that emitted noise is directed away from noise-sensitive receptors nearest the Project site.

**SECTION 3  
 INITIAL STUDY**



**COUNTY OF RIVERSIDE  
 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** ED9150003  
**Project Case Type (s) and Number(s):**

**Lead Agency Name:** County of Riverside, Economic Development Agency  
**Address:** 3403 Tenth Street, Suite 400, Riverside, CA 92501  
**Contact Person:** Claudia Steiding  
**Telephone Number:** (951) 955-8174  
**Applicant's Name:** County of Riverside, Economic Development Agency  
**Applicant's Address:** 3403 Tenth Street, Suite 400, Riverside, CA 92501

**I. PROJECT INFORMATION**

**A. Project Description**

The project evaluated in this Initial Study consists of modification of the park component of Specific Plan No. 256 as described in Section 2 above; therefore, the analysis in this Initial Study focuses on that component. Design and construction features for the TVSP are discussed in Section 2.3. Because these design features would be incorporated into the design of the proposed TVSP, or are required by law, they are not considered to be mitigation measures.

**B. Type of Project**

Site Specific ; Countywide ; Community ; Policy .

**C. Total Area for Modifications**

The TVSP will encompass approximately 26 acres.

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A)
<b>Other:</b> <i>Public Park</i>	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> <i>The concession building is 528 SF, the restroom building is 672 SF</i>	

**D. Assessor's Parcel No(s)**

The proposed TVSP will be located on Assessor's Parcel Number (APN) 290-670-005.

**E. Street References**

The TVSP site is bordered by Santiago Canyon Road on the east and is located approximately 1,100 feet south of the intersection of Santiago Canyon Road and Mayhew Canyon Road (**Figure 3, Aerial Photograph**).

**F. Section, Township & Range Description**

The TVSP would be located in the southwest quarter of Section 12, Township 5 south, Range 6 west, San Bernardino Baseline and Meridian and is identified on the Alberhill (1997) 7.5' Quad Map shown in **Figure 5, USGS Quad Map**.

**G. Brief Description of the Existing Environmental Setting of the Modifications and its Surroundings**

The proposed TVSP site has been graded and is currently vacant. The TVSP site is surrounded by single family residences to the north and east; the Cleveland National Forest and mining operations to the west; and vacant property designated for rural residential uses to the south.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The TVSP will be located in Planning Area 25, which is designated for a park in SP No. 256 (**Figure 1, Planning Areas 24B and 25**). The TVSP will provide for active recreation and organized sports in proximity to residential uses in addition to a transition in land use from Open Space-Conservation (to the west of the TVSP site) and residential uses to the east. For these reasons the TVSP is consistent with General Plan Policies LU 3.1a, 3.2, and LU 5.1.
- 2. Circulation:** The TVSP is located adjacent to residential areas and will incorporate bicycle racks in its design to facilitate bicycle riding and walking. Access to the TVSP will be provided via Santiago Canyon Road, which is a County maintained paved roadway. For these reasons the TVSP is consistent with General Plan Policies C.1.7, C.3.33, C.4.4, C.4.7, and C.6.2.
- 3. Multipurpose Open Space:** The proposed TVSP is designated for Open Space-Recreation Use and provides a buffer between residential development to the east and Open Space-Conservation use to the west. Therefore, the TVSP would not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element.

4. **Safety:** The proposed TVSP is not located within a 100-year flood zone or airport influence area. The TVSP site is located within a fire hazard area and as a consequence, would comply with General Plan Policy S 5.1, which requires construction to meet fire safety standards.
5. **Noise:** The County General Plan does not identify the TVSP as a noise-sensitive use. Noise would be generated during the construction phase of the TVSP; however, construction hours will be limited through adherence to General Plan policies N 12.1, N 12.2, and N 12.4.
6. **Housing:** Construction and operation of the TVSP would not entail the displacement of existing housing nor does it create a need for new housing; thus, the Modified Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** During construction and grading the TVSP site, measures to control fugitive dust implemented consistent with General Plan policy AQ 4.9.

**B. General Plan Area Plan(s)**

The TVSP would be located within the Temescal Canyon Area Plan.

**C. Foundation Component(s)**

The TVSP is within the Sycamore Creek Specific Plan (SP No. 256), which is a Community Development specific plan (Temescal Canyon Area Plan).

**D. Land Use Designation(s):**

The TVSP has a land use designation of Open Space-Recreation (OS-R).

**E. Overlay(s), if any**

The TVSP would not be located within a General Plan policy overlay area.

**F. Policy Area(s), if any**

The TVSP would not be located within a General Plan mapped 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**

The area adjacent to and surrounding the TVSP is within the Temescal Canyon Area Plan, which is a Community Development specific plan. Land Use Designations surrounding the TVSP are Open Space-Conservation (OS-C), Estate Density Residential (EDR), Very Low Density residential (VLDR), and Medium Density Residential (MDR). The area adjacent to and surrounding the TVSP site is not located within a General Plan Overlay or Policy Area.



**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any**

The TVSP is within the Sycamore Creek Specific Plan (SP No. 256).

**2. Specific Plan Planning Area, and Policies, if any**

The TVSP is within Planning Area 25 of SP No. 256.

**I. Existing Zoning**

Existing Zoning for the TVSP is Specific Plan (SP).

**J. Proposed Zoning, if any**

Construction of the TVSP would not require a change of zone.

**K. Adjacent and Surrounding Zoning**

Property adjacent to and in the area immediately surrounding the TVSP is zoned Specific Plan (SP).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( X ) will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Less than Significant with Mitigation Incorporated," or "Less than Significant with Mitigation Included in EIR No. 325" as indicated by the checklist on the following pages.

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

#### 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

Claudia Steiding  
Senior Environmental Planner  
County of Riverside  
Economic Development Agency

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

Addendum No. 1 complies with Section 15071 of the *State CEQA Guidelines*. The following Environmental Issues Assessment Checklist was completed in accordance with Section 15063(d)(3) of the *State CEQA Guidelines* to determine if the proposed Project Modifications could have any potential significant effect on the physical environment.

**AESTHETICS**

<b>AESTHETICS</b> Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>1. Scenic Resources</b>					
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – No Impact:** The EIR states that Interstate 15 (I-15) is shown on the County of Riverside Scenic Highways Map as an “Eligible State Scenic Highway” but that the General Plan also states that consideration should be given to the removal of that particular segment of I-15 from the State Master Plan of the State Highways Eligible for Official Scenic Highway Designation due primarily to the heavily impacted nature as a result of extractive resource operations (EIR, pg. V-98). The EIR does not offer too much information on the topic of scenic resources; however, there are no scenic resources discussed within the EIR.

**Discussion of the Modified Project:** The Modified Project has not changed in location or substantially in size from the community sports park in SP No. 256. The EIR’s discussion on this topic is naturally the relationship of the entire specific plan to I-15. The TVSP site is located on the far west end of SP No. 256, which places the closest point of the site over one-half mile from I-15. Between the TVSP and I-15 will be a multitude of other uses that will preclude the TVSP from visibility from the I-15. Additionally, the TVSP site is currently not in a natural state. The site appears to have been previously graded and cleared of all vegetation also precluding the potential to damage a scenic resource since in its current state the site is primarily comprised of leveled dirt.

**Finding:** Since the TVSP site is not in a location that would be visible from I-15 (which is classified only as an “Eligible State Scenic Highway”) and there are no existing scenic resources located within the TVSP site, no new impacts are anticipated by the Modified Project in relation to scenic resources. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

AESTHETICS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**2. Mt. Palomar Observatory**

- |  |                          |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Sources: EIR, RCLIS, Ordinance No. 655, Modified Project Description

**EIR Conclusion – No Finding:** The EIR does not address potential impacts to Mt. Palomar Observatory.

**Discussion of the Modified Project:** The TVSP is located approximately 44 miles north of the Mount Palomar Observatory within Zone B as defined by County Ordinance No. 655. Night lighting associated with the TVSP will nominally contribute to light pollution in the area. However, because of the Modified Project’s required adherence to the provisions of Ordinance No. 655 relative to exterior night lighting and light pollution; impacts to astronomical observations for the Mt. Palomar Observatory will be less than significant.

**Findings:** Lights at TVSP will be installed and maintained in accordance with the provisions of Ordinance No. 655, which minimizes interference with the nighttime use of Mount Palomar Observatory, by limiting the types of lights used in certain portions of the County. Because the Modified Project will adhere to the provisions of Ordinance No. 655, potential impacts to the use of the Observatory are considered less than significant. Although this issue was not discussed in the EIR, since this impact is less than significant, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

AESTHETICS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Sources: EIR, Modified Project Description

**EIR Conclusion – No Finding:** The EIR does not discuss light or glare as a separate issue.

**Discussion of the Modified Project:** The TVSP will create new sources of nighttime light and glare from the lighting associated with the sports fields, parking areas, perimeter lighting, and the concession and restroom buildings. The lighting for the sports fields will be Musco Green Series lights, which are hooded and designed so as to minimize light spillage and glare. The lights associated with the parking areas, park perimeter, and buildings will comply with the provisions and standards of Riverside County Ordinance No. 655, which requires that lighting be shielded, hooded, and directed downward; which will minimize light spillage onto adjacent properties.

The nearest residential uses are located to the north and east of the TVSP site. East of the TVSP, there are vacant residential lots. Homes located on these lots will “back-up” to Santiago Canyon Road and the TVSP. Spill of light onto surrounding properties and “night glow” will be reduced through the use of light fixtures with hoods and shielding to direct light onto the TVSP site and away from adjacent properties. Additionally, any exterior lighting installed as a result of the Project, will be turned off no later than 10:00 PM and comply with the provisions and

standards of Ordinance No. 655. For these reasons, the Modified Project will not expose residential property to unacceptable light levels and impacts are anticipated to be less than significant.

**Findings:** Since TVSP lighting will be installed and maintained in accordance with the provisions of Ordinance No. 655 and directed on the TVSP site, potential impacts relative to excessive amounts of light and glare and the exposure of residential property to unacceptable light levels will be less than significant. Although this issue was not discussed in the EIR, because it is less than significant, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**AGRICULTURAL RESOURCES AND FORESTRY**

AGRICULTURE RESOURCES AND FORESTRY Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>4. Agriculture</b>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant:** The EIR states that most of the overall Specific Plan site is shown in the General Plan as being "Local Important Farmlands" on the map of Agricultural Resources; no prime soils, prime farmland, or farmland of statewide importance exist on site but that farmland of local importance does (EIR, pg. V-74). Additionally, the EIR describes the removal of 278 of 360 acres of existing orchards on site for the overall specific plan but does not specify how much of that land, if any, is on the TVSP site. The EIR states that the impact associated with the overall loss of this land is not considered significant due to the poor crop yields and poor long-term economic feasibility of such use. The project includes plans to retain 72 out of the 360 orchard-filled acres which would help serve to offset any impacts associated with that loss (EIR, pg. V-75).

**Discussion of Modified Project:** The Modified Project description does not include a change of location or substantial change in size over that analyzed for the community sports park in the EIR. The initial plan to retain 72 of the 360 acres as orchards remains.

**Finding:** Since the Modified Project does not involve any substantial changes that would affect the EIR's analysis and conclusions, the Modified Project will still have less than significant impacts with regards to agricultural

resources. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

AGRICULTURE RESOURCES AND FORESTRY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR

**EIR Conclusion - Significant:** Part of the development approval of SP No. 256 entailed rezoning most of the project site from "Agriculture" to "Specific Plan." With respect to the change in zoning, the EIR concluded impacts would be less than significant (EIR, pg. V-171). The EIR states the SP No. 256 project site was in agricultural production since the early 1950s. At the time the EIR was drafted, approximately 360 acres of the site supporting approximately 38,500 trees were under cultivation with a variety of citrus and avocados (EIR, pg. V-70). The EIR further states that the SP site supports approximately 32 acres of Southern Oak Woodland and 2 acres of Sycamore/Willow Riparian Woodland (EIR, pg. V-78).

**Discussion of Modified Project:** Although the historic uses of the TVSP would be considered forest land as defined by Public Resources Code Section 4526, the Modified Project site was rezoned with the approval of Change of Zone Case No. 5533 (August 2, 1994) and adoption of Ordinance No. 348.3614 on November 8, 1994. The orchards were removed from the TVSP site as part of the overall mass grading for SP No. 256.

**Finding:** Implementation of the Modified Project will not exacerbate the impacts to forest land identified in EIR No. 325 and will not affect the EIR's conclusion. Since the orchard has already been removed and urban development as approved by SP No. 256 has taken place in the vicinity of the TVSP, construction and operation of the sports park will not impact agricultural or forest resources. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**AIR QUALITY**

AIR QUALITY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the project site to substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Sources: AQMP, Appendix A – Air Quality Modeling Assumptions, Webb 2010

a) Findings of Fact:

**EIR No. 325 Conclusion – No Impact:** EIR No. 325 states that the Air Quality Management Plan (AQMP) is designed to accommodate growth in the South Coast Air Basin consistent with regional growth forecasts that are based on the adopted general plans by the various local governments. A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality management plan. EIR No. 325 concluded that the land uses contained in the Sycamore Creek Specific Plan did not exceed the level of development planned for by the County General Plan. Thus, it is consistent with the AQMP (EIR No. 325, pg. V-58 to V-59).

**Discussion of the Modified Project:** The TVSP would not result in population or employment growth or conflict with any applicable land use plan as it was proposed in EIR No. 325. For these reasons, the Modified Project is consistent with the AQMP and would not change the EIR No. 325 conclusions regarding this issue area.

**Finding:** Because the Modified Project remains consistent with the current AQMP (2007), there are no new impacts, changes, or new information associated with the Modified Project that would require the preparation of a Supplemental or Subsequent EIR or ND.

b) Findings of Fact:

**EIR No. 325 Conclusion – Significant after Mitigation:** EIR No. 325 evaluated the short-term air quality impacts related to project construction and concluded that the resultant construction equipment emissions were minor and below the applicable thresholds, but would exceed threshold for particulates from fugitive dust during grading. Long-term emissions from buildout of the Specific Plan were also evaluated and EIR No. 325 concluded that they would exceed the applicable air quality thresholds. Thus, EIR No. 325 implemented mitigation measures to



reduce impacts. However, significant impacts could not be avoided after implementation of mitigation and a Statement of Overriding Considerations was adopted (EIR, pgs. V-52 to V-55).

**Discussion of the Modified Project:** Although the construction and operation of the entire Sycamore Creek Specific Plan was found to have significant and unavoidable impacts after mitigation, the emissions were not specifically analyzed from operation of the community sports park contained in Planning Area 25. Therefore, a separate analysis was performed for the TVSP using updated methodologies. The short-term construction emissions of criteria pollutants from the Modified Project were modeled using URBEMIS 2007, Version 9.2.4 for Windows computer program in the project-specific air analysis (Appendix A). Construction of the Modified Project will occur no sooner than September 2010 and last approximately six months. Maximum daily emissions from construction (Appendix A) are estimated to be 11.51 pounds per day (lbs/day) for volatile organic compounds (VOCs), 76.76 lbs/day for oxides of nitrogen (NO<sub>x</sub>), 42.26 lbs/day for carbon monoxide (CO), 0.03 lbs/day for sulfur dioxide (SO<sub>2</sub>), 56.15 lbs/day for particulate matter less than 10 microns (PM-10), and 14.775 lbs/day for particulate matter less than 2.5 microns (PM-2.5) which do not exceed the regional thresholds set by SCAQMD. The short-term emissions do not exceed SCAQMD's localized significance thresholds either. Therefore, the impacts to air quality from construction of the Modified Project will be less than significant.

The long-term operational emissions from the Modified Project are a result of landscaping equipment usage and vehicle trips using the site. Maximum daily emissions from operation in either summer or winter (Appendix A) are estimated to be 4.98 lbs/day for VOCs, 8.43 lbs/day for NO<sub>x</sub>, 56.06 lbs/day for CO, 0.06 lbs/day for SO<sub>2</sub>, 9.19 lbs/day for PM-10, and 1.85 lbs/day for PM-2.5 which do not exceed the regional thresholds set by SCAQMD. Additionally, as noted in Appendix A, a localized significance threshold analysis is not required for this type of development because it does not contain any stationary sources of emissions. Therefore, the impacts to air quality from operation of the Modified Project will be less than significant.

**Finding:** Because the Modified Project would not exceed any applicable emissions thresholds during construction or operation, there are no new impacts, changes, or new information associated with the Modified Project that would require the preparation of a Supplemental or Subsequent EIR or ND.

c) Findings of Fact:

**EIR No. 325 Conclusion – Significant after Mitigation:** EIR No. 325 concluded that significant and unavoidable impacts to air quality would result from implementation of the Sycamore Creek Specific Plan during construction and operation (EIR, pg. V-166).

**Discussion of the Modified Project:** The portion of the South Coast Air Basin within which the Modified Project is located, is designated as a non-attainment area for ozone, PM-10 and PM-2.5, under both state and federal standards.

Since the Modified Project does not conflict with any land use designations, it is in conformance with the AQMP, and Modified Project's short-term and long-term emissions do not exceed the SCAQMD established thresholds of significance; the Modified Project's net increase in criteria pollutant emissions for which the Project region is non-attainment, is not cumulatively considerable.

**Finding:** Because the Modified Project is not cumulatively considerable, there are no new impacts, changes, or new information associated with the Modified Project that would require the preparation of a Supplemental or Subsequent EIR or ND.

d) Findings of Fact:

**EIR No. 325 Conclusion – Less than Significant Impact:** EIR No. 325 concluded that significant and unavoidable impacts to air quality would result from implementation of the Sycamore Creek Specific Plan during construction and operation (EIR, pg. V-166). Therefore, any existing sensitive land uses within proximity would be exposed to substantial pollutant concentrations.

**Discussion of the Modified Project:** Although EIR No. 325 concluded that significant impacts would occur as a result of construction and operation of the Specific Plan, the Modified Project, as shown in 2b) and c) above, will not result in significant impact in the short-term or long-term on either a regional or localized level.

**Finding:** Because the Modified Project would not expose sensitive receptors to substantial pollutant concentrations, there are no new impacts, changes, or new information associated with the Modified Project that would require the preparation of a Supplemental or Subsequent EIR or ND.

e) Findings of Fact:

**EIR No. 325 Conclusion – Less than Significant Impact:** EIR No. 325 concluded that because of the adjacent sand and gravel mining operations, sensitive land uses proposed within the Specific Plan would be exposed to substantial amounts of fugitive dust generated from these operations. Three rows of coniferous or pine tree species were recommended and incorporated into the project design to act as wind screens and pollution filters to reduce nuisance dust levels. Under predominant wind conditions, particulate levels were reduced to less than significant levels with incorporation of this design measure (EIR, pgs. V-55 to V-57).

**Discussion of the Modified Project:** The TVSP is considered a sensitive land use according to SCAQMD. EIR No. 325 shows that the Modified Project is not as close to the sand and gravel mining operations as other Planning Areas, but still includes a densely planted pine or conifer grove adjacent to the boundary of the mining operations. Therefore, impacts from the Modified Project would be similar to those evaluated in EIR No. 325.

**Finding:** Because the Modified Project would be similar to the evaluation contained in EIR No. 325, there are no new impacts, changes, or new information associated with the Modified Project that would require the preparation of a Supplemental or Subsequent EIR or ND.

f) Findings of Fact:

**EIR No. 325 Conclusion – Less than Significant Impact:** EIR No. 325 did not specifically address impacts related to objectionable odors (EIR, pgs. V-47 to V-60). Development of the Sycamore Creek Specific Plan presents the potential for generation of objectionable odors in the form of diesel exhaust from construction vehicles in the immediate vicinity of the site. Because short-term emissions from construction equipment were identified as below applicable threshold levels, it is considered a less than significant impact.

**Discussion of the Modified Project:** The Modified Project presents the same potential for generation of objectionable odors in the form of diesel exhaust from construction vehicles in the immediate vicinity of the site. However, given the short-term duration (approximately 6 months) and small quantity of emissions, the Modified Project would not expose a substantial number of people to objectionable odors. For these reasons impacts are considered less than significant and no mitigation is required.

**Finding:** Construction of the TVSP would result in less than significant short-term impacts with respect to the generation of odors during construction. Although this impact was not specifically identified in EIR No. 325, it is less than significant, and there are no other changes, or new information associated with the Modified Project with respect to the potential generation of odors that would require the preparation of a Supplemental or Subsequent EIR or ND.

**BIOLOGICAL RESOURCES**

BIOLOGICAL RESOURCES Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>					
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, NRA

**EIR Conclusion – Significant:** Implementation of SP No. 256 will result in adverse impacts to vegetation and wildlife as a result of the removal or alteration of physical habitats during grading and construction; the introduction of human activities and noise associated with construction and human occupation of the new homes and businesses in SP No. 256; and the introduction of feral cats, dogs, and children, which are unnatural predators and competitors of wildlife). Approximately 0.5 acres of sycamore/willow riparian habitat, 14.5 acres of alluvial fan scrub habitat, 7.8 acres of southern oak woodland habitat, and 32.0 acres of native grassland will be disturbed or removed as a result

of implementation of SP No. 256. This loss of habitat is considered significant (EIR, pgs. V-83 to V-84). The TVSP will be developed in Planning Area 25 of SP No. 256, which is mapped as being cultivated orchard (SP No. 256, Figure 56).

Two sensitive wildlife species – Coast horned lizard and Orange-throated Whiptail will be affected by the removal of approximately 180.4 acres of Inland Sage Scrub; however, this impact is considered less than significant (EIR, pg. V-85). Approximately 37 acres of Stephen's Kangaroo Rat (SKR) habitat within Planning Areas 14, 15, and 20B) will be removed; however, with mitigation measures requiring a Section 10a permit and participation in the County's Interim Mitigation Plan, which includes payment of a mitigation fee for land developed within the SKR range, the EIR concludes impacts to the SKR will be less than significant (EIR, pg. V-87).

**Discussion of the Modified Project:** Subsequent to certification of EIR No. 325 and adoption of SP No. 256 in 1994, the County adopted the *Western Riverside Multiple Species Habitat Conservation Plan* (MSHCP). The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP). The goal of the MSHCP is to maintain biological and ecological diversity as urbanization takes place within western Riverside County.

The approval of the MSHCP and execution of the Implementing Agreement (IA) by the wildlife agencies allows the signatories of the IA, which are all 16 cities in western Riverside County (the Co-Permittees) to issue "take" authorizations for all species covered by the MSHCP. New development and infrastructure projects approved or constructed within the MSHCP is subject to a Development Mitigation Fee. Payment of this mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP provides full mitigation for direct, indirect, and cumulative impacts under CEQA, the National Environmental Policy Act (NEPA), the California Endangered Species Act (CESA), and the Federal Endangered Species Act (FESA) to covered species.

The MSHCP consists of several Criteria Areas and Cells that assist in facilitating the process by which individual properties are evaluated for inclusion and subsequent reservation in the MSHCP. SP No. 256 encompasses one or more MSHCP criteria cells. Development projects within MSHCP Criteria Cells are subject to review under the "Habitat Assessment Negotiation Strategy" (HANS) process. The TVSP site was a part of the property/project evaluated in HANS's application No. 794, which was approved on July 29, 2005. Therefore, the project-review requirements of the MSHCP have been satisfied and Joint Project Review (JPR) is not required.

The Modified Project will be located within Criteria Cell No. 3545, which requires conservation of Proposed Constrained Linkage 3. Conservation area for this cell ranges from five to fifteen percent (5%-15%) of the cell focused on the east-central portion of the cell (NRA, pg. A-4). The TVSP site is located to the west away from the area designated for linkage (NRA, pg. S-1).

To evaluate the Modified Project's consistency with the MSHCP, a general and focused biological resources assessment of the TVSP site was conducted by Natural Resources Assessment (NRA) in April 2009 (Appendix B). This assessment concluded:

- Most wildlife habitat was eliminated and habitat fragmentation has occurred as a result of previous construction activities and grading on the TVSP site.
- No Criteria Area Species or Narrow Endemic Plant Species were identified and these species are not anticipated to be present due to the absence of suitable soils, past construction grading and disking, and the dominant presence of weedy species.
- No burrowing owls were observed and the TVSP site does not contain suitable habitat. However, since suitable habitat may develop if the property is allowed to remain fallow, a pre-construction survey will be required.
- The TVSP site does not contain fairy shrimp, riverine, riparian, or vernal pool habitat.
- There are no jurisdictional waters on site.
- Minimal raptor foraging habitat is present; however, the loss of this habitat is not considered significant due to the lack of suitable grassland plant communities.

- No raptor or migratory bird nesting habitat is present on the TVSP site.

As discussed in Section 2.3 Modified Project Construction and Design Features and required by the MSHCP, a preconstruction survey to determine the presence of burrowing owls will be conducted 30 days prior to any TVSP construction-related ground disturbance.

**Finding:** Through compliance with the provisions of the MHSCP, implementation of the Modified Project will result in less than significant impacts with respect to biological resources. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**CULTURAL RESOURCES**

CULTURAL RESOURCES Would the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>8. Historic Resources</b>					
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – No Finding:** The EIR did not present a significance conclusion on the topic of historic cultural resources; however, there were no items of historical significance reported to be found during the surface site investigation that was conducted for the EIR.

**Discussion of the Modified Project:** The TVSP site is currently in a highly disturbed state. The site has been previously cleared and graded. There were no historical resources recovered from the site during surveys and the likelihood to alter or destroy an historic site, or cause a substantial change in the significance of a historical resource on the site in its current disturbed state, is very low.

**Finding:** Because the original EIR did not report the recovery of any cultural resources dating to the historic period, the TVSP site is highly disturbed, and no component of the Modified Project Description would alter these conditions, impacts related to historic resources are still considered less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

CULTURAL RESOURCES Would the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>9. Archaeological Resources</b>					
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

CULTURAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description

a/b) Finding

**EIR Conclusion – Less Than Significant with Mitigation:** With respect to archeological sites, the EIR concluded that no sites of significance were found and just one isolated artifact was found within the overall specific plan area (the artifact was a single piece of debitage or stone-flake waste) (EIR, pg. V-99). The EIR concluded that during development, grading will be undertaken which could result in the destruction of unknown on-site archeological resources and that although the impacts have the potential to be significant, the following mitigation measure will reduce all impacts to a level of insignificance (EIR, pg. V-102).

*MM C.15.f. If any further cultural resources are encountered as a result of grading, a qualified archeologist shall be consulted.*

**Discussion of the Modified Project:** Since the Modified Project will adhere to mitigation measure 1, above, the Modified Project does not propose any changes that would alter the EIR’s conclusion on this topic and impacts to archaeological resources are less than significant with mitigation incorporated.

**Finding:** The EIR’s conclusion that impacts to cultural resources will be less than significant with mitigation is still applicable and there are no new impacts associated with the Modified Project. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

c) Finding

**EIR Conclusion – No Finding:** The EIR is silent on the topic of the disturbance of human remains.

**Discussion of the Modified Project:** The TVSP site is not located within the boundaries of any known Native American lands or non-formal burial grounds. Furthermore, in the event of an accidental discovery of human remains, the Project proponent applicant shall comply with Health and Safety Code Section 7050.5, *State CEQA Guidelines* Section 15064.5(e) and Public Resources Code Section 5097.98. Therefore, there will not be any impacts to human remains.

**Finding:** Due to the low likelihood of occurrence identified in the EIR and the Project’s required adherence to state regulations related to the discovery of human remains, impacts are considered less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

d) Finding

**EIR Conclusion – No Finding:** The EIR is silent on the topic of restricting existing religious or sacred uses.

**Discussion of the Modified Project:** There are no known existing religious or sacred uses that take place within the TVSP site. Additionally, due to the nature of the Modified Project, implementation will not preclude any future activities of this nature.

**Finding:** Because there are no known existing religious or sacred uses that require the site and the completed Modified Project will not preclude or restrict future use of the site, no impact is anticipated. Thus, there are no new

<sup>2</sup> EIR No. 325 did not assign unique numbers to its mitigation measures. The numbers shown in this addendum were assigned by the authors of this addendum to facilitate identification of the mitigation measures by the reader.

impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

CULTURAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
<b>10. Paleontological Resources</b>					
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant with Mitigation:** The paleontological study performed for the EIR indicated the presence of two paleontological sites located within the overall specific plan boundaries; however, these two sites are located within the Silverado Formation (as shown on EIR Figure 57) that is located on the opposite side (northeast side) of the overall Specific Plan site from the TVSP site. The Silverado Formation is the only formation found in the study to have a high paleontological sensitivity rating.

The EIR included the following mitigation measures related to paleontological resources (EIR, pg. V-103):

**MM C.15.2:** Grading Monitoring is recommended for any development or change in land use on the property. Earthmoving in the sediments of the Silverado Formation shall be monitored full time. Earthmoving in the fanglomerates and sediments identified as the Williams Formation shall be monitored on a part time schedule at the discretion of the monitoring paleontologist. If fine grained sediments are discovered in the fanglomerates, they shall be monitored full time. The following procedures should be implemented during monitoring:

2a: The monitor must be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. The monitor shall be equipped to expeditiously collect specimens if they are encountered.

2b: The monitor, with assistance if necessary, shall collect individual fossils and/or sample of fossil-bearing sediments. If specimens of small animal species are encountered the most time and cost efficient method of recovery shall be applied.

2c: Fossils recovered during earthmoving or as a result of screen-washing of sediment samples should 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.

**MM C.15.3:** A report of findings should be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report would minimally include a statement of the types of paleontological resources found, the methods and procedures use to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.

**MM C.15.4:** The paleontological specimens recovered as a result of mitigation should be donated to a qualified scientific institution where they would be afforded long term preservation and the opportunity for further scientific study.

**Discussion of the Modified Project:** The TVSP site is still located on the southwestern end of the overall specific plan boundaries. As discussed above, that location is on the opposite end of the identified paleontological sites and sensitive formation areas. Additionally, since the Modified Project site has been used for prior agricultural activities and does not contain any unique geologic features construction of the TVSP is not anticipated to destroy a unique paleontological resource, site, or geologic feature. However, to ensure that potential impacts to paleontological resources are avoided or reduced to a less than significant level should any resources be inadvertently discovered, the Modified Project will implement the mitigation measures MM C.15.2, C.15.3, and C.15.4, which will reduce impacts to a less than significant level.

**Finding:** Since the TVSP site is located a considerable distance from the culturally sensitive areas, and the Project incorporates mitigation that will halt all work and employ the services of a qualified paleontologist in the event of an

accidental find, impacts are considered less than significant with mitigation. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**GEOLOGY AND SOILS**

GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant with Mitigation Incorporated:** Temescal Valley Sports Park is located within the Alquist-Priolo Special Studies Zone and the building setback area. In accordance with General Plan Requirements, a geologic report for the Sycamore Creek SP was prepared and is included in the EIR as Appendix B. The geologic report recommends a minimum 50’ setback from all active faults. No evidence of recent fault activity has been found to exist along the faults northeast of the unnamed active faults, directly north of the Glen Ivy North Fault and no restricted-use areas due to possible ground rupture were recommended in the EIR. With respect to the Environmental Hazards and Resources – Seismic Safety Element of the Riverside County Comprehensive General Plan, development proposals are to be evaluated based on Groundshaking Zones. The site lies within Groundshaking Zone II, per the Seismic/Geologic Map. The TVSP is considered a Normal-Low Risk Land Use, which is compatible with Groundshaking Zone II (EIR, pgs. V-11 to V-12).

**MM C.1.1:** *The proposed structures and foundations should be designed to resist seismic forces in accordance with the criteria contained in the 1988 [or current] Uniform Building Code for seismic Zone 4 (EIR, pg. V-12).*

**MM C.1.2:** *A minimum 50-100’ setback shall be provided from all active faults. Structures for human occupancy shall not be permitted within the fault setback zone established for Planning Areas 16, 17, 24B and 24C (EIR, pg. V-12).*

**MM C.1.3:** *Where utility lines and pipe lines are proposed to cross restricted use areas due to fault rupture, they should be provided with flexible couplings in accordance with utility purveyor requirements (EIR, pg. V-12).*

**MM C.2.1:** *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities (EIR, pg. V-22).*

**Discussion of the Modified Project:** With respect to the potential for strong seismic ground shaking, the Modified Project does not affect the analysis, mitigation or conclusion provided in the EIR.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the TVSP land use is still compatible with the General Plan’s Groundshaking Zone II allowable land uses, the EIR’s proposed mitigation will still apply to the Modified Project, and changes associated with the Modified Project will not affect the EIR’s conclusion, and impacts associated with the Modified Project will be less than significant with mitigation incorporated in relation to strong ground shaking. Thus, there are no new impacts, changes, or new



information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					

**12. Liquefaction Potential Zone**

- a. Be subject to seismic-related ground failure, including liquefaction?

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant:** In consideration of the proposed grading, material types, anticipated ground water conditions, and anticipated ground shaking; the possibility of liquefaction is considered remote. However, this preliminary assumption should be confirmed during a detailed subsurface geotechnical investigation. With respect to the Environmental Hazards and Resources – Seismic Safety Element of the Riverside County Comprehensive General Plan, if a proposed site is located in a County potential liquefaction area on the County Seismic/Geologic Map, then submission of a geologic report to assess liquefaction hazards is required; the site is not shown as lying within a “Liquefaction Hazard Area” on the Seismic/Geologic Map (EIR, pg. V-11 to 12).

**Discussion of the Modified Project:** With respect to the potential for liquefaction, the Modified Project does not affect the analysis or conclusion provided in the EIR.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR and changes associated with the Modified Project will not affect the EIR’s conclusion, the Modified Project will have less than significant impacts with regards to liquefaction hazards. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					

**13. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant with Mitigation Incorporated:** See response for items 11a and 11b.

**Discussion of the Modified Project:** With respect to the potential for strong seismic ground shaking, the Modified Project does not affect the analysis, mitigation (see items 11a and 11b) or conclusion provided on this topic in the EIR.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the TVSP land use is still compatible with the General Plan’s Groundshaking Zone II allowable land uses, the EIR’s proposed mitigation will still apply to the Modified Project, and changes associated with the Modified Project will not affect the EIR’s conclusion, the Modified Project will have less than significant impacts with regards to strong ground shaking. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**14. Landslide Risk**

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

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant with Mitigation Incorporated:** Geologic hazards due to deep-seated landsliding are not anticipated at the subject site (EIR, pg. V-20). Secondary seismic impacts, such as seismically induced lurching and landsliding may occur in areas of adversely oriented structure, steep slopes, narrow ridge tops, and/or previous surficial failures or shallow landslide areas (EIR, pg. V-11). The EIR included mitigation to ensure potential impacts related to landslide and other related geologic risks will be less than significant.

*MM C.1.4: In accordance with Section III.6.b, Grading Plan Development Standard #4, prior to initial grading activities, a soils report and geotechnical study shall be performed that further analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust. This study shall also further evaluate faults, liquefaction, slope stability, settlement, foundations and soil engineering design considerations (EIR, pg. V-12).*

*MM C.2.5: Surficial failures and shallow landslides are present on the natural slopes within the site which may require removal and/or replacement with stabilization fills. This shall be addressed during the future geotechnical investigation recommended [in MM C.2.1] (EIR, pg. V-22).*

**Discussion of the Modified Project:** With respect to the potential for landslide risks, the Modified Project does not affect the analysis, mitigation or conclusion provided on this topic in the EIR.

**Finding:** Since the EIR’s proposed mitigation will still apply to the Modified Project and changes associated with the Modified Project will not affect the EIR’s conclusion, impacts associated with the Modified Project will be less than significant with mitigation incorporated in relation to strong ground shaking. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**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?

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant With Mitigation Incorporated:** The EIR concluded that the potential for seismic settlement and differential compaction is considered moderate within recent alluvial fan deposits and is considered low within the older alluvial fan deposits, terrace deposits, and lower/denser portions of the recent alluvium (EIR, pg. V-11). The EIR included mitigation to ensure proper geologic analysis is performed on the site to avoid potential impacts related to settlement and other related geologic risks; the applicable mitigation measures are presented in item 14.a (MM 1.4) and below.

**MM C.2.2:** All compressible non-engineered artificial fill, topsoil, colluviums, unsuitable alluvium, unsuitable alluvial fan deposits, weathered bedrock, and surficial failures/shallow landslides are recommended to be overexcavated within areas of proposed grading. Estimated depths and extent of overexcavation will need to be determined by a detailed geotechnical investigation which is based on field observations and laboratory testing, as recommended [in MM C.2.1] (EIR, pg. V-22).

**MM C.2.4:** In order to provide stable conditions, stabilization or buttress fills may be required. This shall be addressed in detail during the future geotechnical investigation recommended [in MM C.2.1] (EIR, pg. V-22).

**Discussion of the Modified Project:** With respect to the potential for ground subsidence impacts, the Modified Project does not affect the analysis, mitigation or conclusion provided on this topic in the EIR.

**Finding:** Since the EIR's proposed mitigation will still apply to the Modified Project and changes associated with the Modified Project will not affect the EIR's conclusion, impacts associated with the Modified Project will be less than significant with mitigation incorporated in relation to ground subsidence. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					

**16. Other Geologic Hazards**

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

**Sources:** EIR, Modified Project Description, General Plan

**EIR Conclusion – No Finding:** The EIR was silent on the topic of other geologic hazards, such as seiche, mudflow and volcanic impacts.

**Discussion of the Modified Project:** A seiche is a to-and-fro vibration of a body of water that is similar to the slopping of water in a basin. The TVSP site is not located near any large bodies of water; thus, the TVSP site is not prone to impacts related to seiche. Tsunamis are tidal waves that occur in coastal areas; however, the TVSP site is not located in the vicinity of a coastal area. Mudflows are generally associated with steep slopes, particularly those that have not been engineered. The TVSP site is graded and relatively flat. Any steep slopes in the vicinity are either manmade or not substantial enough to create a significant risk to the TVSP site. Therefore, no impacts are anticipated with regards to seiche or tsunami and potential impacts associated with mudflow inundation.

**Finding:** Because the topic of seiche, mudflow, and volcanic-related geologic hazards were not discussed in the EIR and the subject of geologic hazards does not exist in the TVSP vicinity, no impacts will occur. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>17. Slopes</b>					
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description, Phase I

**EIR Conclusion – Less Than Significant:** The Sycamore Creek Specific Plan proposes to retain Planning Areas 24A, B, and C as 108.9 acres of undeveloped open space, with the adjacent TVSP in Planning Area 25. These open space areas are largely contiguous and occupy the central and southwestern portions of the site. Grading impacts in these areas will be minimal and will preserve the existing natural topography, thereby reducing visual impacts of grading from the adjacent Cleveland National Forest. Although some areas will be preserved with slopes greater than 25% due to the topography of the site, which is characterized by several ridges with narrow intervening canyons, grading requires development of most areas of 25% slope. Terrace escarpments with slope ranges of 30% to 75% will be cut and filled to 2:1 slopes or flatter (EIR, pg. V-19). The EIR is silent on the topic of septic sewage systems.

**Discussion of the Modified Project:** Septic tanks are not being proposed as part of the Modified Project. Additionally, the majority of the site will be relatively level which would not affect or negate subsurface sewage disposal systems. With respect to the potential for impacts related to slopes, the Modified Project does not affect the analysis, mitigation, or conclusion provided on this topic in the EIR.

**Findings:** Since changes associated with the Modified Project will not affect the EIR’s conclusion, impacts associated with the Modified Project will be less than significant with regards to slopes. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>18. Soils</b>					
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant Impact:** With regards to item 18a, see response for items 25 and 26. With regards to 18b, the EIR was silent.

**Discussion of the Modified Project:** With regards to item 18a, see response for items 25 and 26. With regards to 18b, the project is comprised primarily of outdoor spaces and does not propose any substantive buildings; therefore, the TVSP project will not create a substantial risk to life or property.

**Finding:** The project will have less than significant impacts with regards to both erosion and a substantial risk to life or property regarding soils. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
(Soils, continued)	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description, Phase I

**EIR Conclusion – No Finding:** The EIR was silent on this topic.

**Discussion of the Modified Project:** Sewer systems are available for the project. Septic tanks are not being proposed for the project.

**Finding:** Since the project will not include the use of septic tanks on the TVSP, no impact is anticipated. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
<b>19. Erosion</b>					
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, WQMP

**EIR Conclusion – No Finding:** Watershed B will remain as undeveloped open space or Sports Park; therefore, no hydrology impacts are anticipated. Watershed B flows off site to an adjacent watershed and is not tributary to any on-site facilities (EIR, pg. V-27). Additionally, the site is not located within the boundaries of an existing Area Drainage Plan (EIR, pg. V-28).

**Discussion of the Modified Project:** The WQMP determined that the project's runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the predevelopment condition for the 2-year, 24-hour and 10-year, 24-hour rainfall events. Additionally, site design is implemented to minimize urban runoff by minimizing impervious area on a site and incorporating other site design concepts that mimic pre-development conditions.

**Findings:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the EIR's significance finding still applies and the Modified Project will have less than significant impacts with regards to erosion. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**20. Wind Erosion and Blowsand from project either on or off site.**

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant:** The Project is not located within the wind/erosion or blowsand area designated within the General Plan.

**Discussion of the Modified Project:** With respect to the potential for wind erosion and blowsand, the Modified Project does not affect the analysis or conclusion provided in the EIR.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the EIR's significance finding still applies and the Modified Project will have less than significant impacts with regards to wind erosion and blowsand. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**GREENHOUSE GAS EMISSIONS**

GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**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?

Sources: Appendix A – Air Quality Modeling Assumptions, Webb 2010

a) Findings of Fact:

**EIR No. 325 Conclusion – No Finding:** EIR No. 325 was certified prior to the adoption of thresholds of significance for greenhouse gas (GHG) emissions in the *State CEQA Guidelines* and was, therefore, not evaluated in the EIR.

**Discussion of the Modified Project:** Evaluation of the Modified Project's GHG emissions (Appendix A) indicates that an estimated 910 metric tonnes of carbon dioxide per year (MTCO<sub>2</sub>) will occur from TVSP operation which includes the construction-related emissions amortized over a typical project life of 30 years. The Modified Project does not fit into the categories provided (industrial, commercial, and residential) in either the draft thresholds from CARB and SCAQMD (Appendix A); however, the Modified Project's emissions are still below these draft thresholds as described in Appendix A. Therefore, the Modified Project will not generate GHG

emissions, either directly or indirectly, that have a significant impact on the environment and the impact is considered less than significant.

**Finding:** GHG emissions generated as a result of the Modified Project would not have a significant impact on the environment and is considered less than significant. Although this impact was not specifically identified in EIR No. 325, there are no other changes, or new information associated with the Modified Project with respect to GHG emissions that would require the preparation of a Supplemental or Subsequent EIR or ND.

b) Findings of Fact:

**EIR No. 325 Conclusion - No Finding:** EIR No. 325 was certified prior to the adoption of thresholds of significance for greenhouse gas (GHG) emissions in the *State CEQA Guidelines* and was, therefore, not evaluated in the EIR.

**Discussion of the Modified Project:** Since the Modified Project involves the construction and operation of a park that in and of itself will not result in any changes to the existing land use patterns and does not generate significant amounts of GHG emissions, the Modified Project will not conflict with any applicable plan, policy, or regulation for the reduction in GHG emissions.

**Finding:** GHG emissions generated as a result of the Modified Project would not have a significant impact on the environment and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Although this impact was not specifically identified in EIR No. 325, there are no other changes, or new information associated with the Modified Project with respect to GHG reduction plans, policies, or regulations that would require the preparation of a Supplemental or Subsequent EIR or ND.

**HAZARDS AND HAZARDOUS MATERIALS**

HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>Would the Project:</b>					
<b>22. Hazards and Hazardous Materials</b>					
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, Phase I

a/b) Finding of Fact

**EIR Conclusion – No Impact:** The Sycamore Creek Specific Plan does not propose any future land uses which permit hazardous material use, beyond the uses of household hazardous materials for cleaning and landscape maintenance; therefore, the issue of toxic substances was not addressed in the EIR (EIR, pg. V-63).

**Discussion of the Modified Project:** The TVSP Modified Project description does not add or alter the assessment provided in the EIR.

**Finding:** As the TVSP Modified Project description does not add or alter any component of the Project that would create a new impact in this regard, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

c) Finding of Fact

**EIR Conclusion – No Finding:** This topic was not discussed in the EIR.

**Discussion of the Modified Project:** The TVSP Project does not include any component that would interfere with an adopted emergency response plan or an emergency evacuation plan.

**Finding:** Because there TVSP Project will not interfere with an adopted emergency response plan or an emergency evacuation plan, no impact is anticipated. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

d) Finding of Fact

**EIR Conclusion – No Finding:** The EIR states the SP No. 256 does not propose any future land uses which permit hazardous material use. The subject of proximity to schools was not discussed in the EIR.

**Discussion of the Modified Project:** The nearest school to the TVSP site is the Todd Elementary School located over one-half mile from the TVSP site.

**Finding:** The TVSP is not located within one-quarter mile of a school, therefore, there will be no impact with respect to the emissions of hazardous materials within one-quarter of a mile of a school. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

e) Finding of Fact

**EIR Conclusion – No Finding:** This topic was not discussed in the EIR.

**Discussion of the Modified Project:** According to the Phase I Environmental Site Assessment (ESA) prepared for the entire SP No. 256 project, the site appeared to be free of evidence of contamination (such as stained soil or stressed vegetation). No apparent environmental and/or health and safety hazards, or potentially hazardous activities were taking place at the property during the inspection. Additionally, it was concluded that the site has not been used for the unauthorized storage and/or disposal of hazardous materials. Historically speaking, there were storage tanks on site that contained fuel products. All of the tanks had been removed from the site at the time of the Phase I ESA. The soil contamination, that has been reported for certain locations of the SP No. 256 project site, has been documented to have been minor in extent, limited to the immediate vicinity of an underground storage tank and the immediate vicinity of two aboveground storage tanks. According to the Phase I ESA, this contamination appears to have been remediated and/or has dissipated to levels which appear to fall below typical regulatory cleanup threshold concentrations. No evidence was found of manufacturing or industrial operations at the site. The Phase I determined the site is not likely to have been a site where hazardous agricultural chemicals have been stored and/or mixed in large quantities, or where industrial or manufacturing activities have occurred. Additionally, the Phase I ESA determined that only standard levels of pesticides and herbicides are reported to have been applied to the property in the past. The findings of assessments of the shallow soil at the site indicate that no hazardous levels of pesticide and/or herbicide residuals appear to be present at the site. The Phase I ESA concluded that none of the properties immediately adjacent to SP No. 256 are listed as sites where contamination has occurred, nor were any of the properties adjacent to SP No. 256 or in close proximity to SP No. 256 listed in any of the environmental databases that were reviewed. Therefore, impacts are considered less than significant.



**Finding:** Since there was no significance finding on this topic in the EIR and the Phase I ESA found no significant levels of hazardous materials on the site, impacts on this topic are considered less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>23. Airports</b>					
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – No Finding:** The TVSP is not affected by any “Airport-Influenced Areas” per the General Plan; therefore, this topic was not addressed in the EIR (EIR, pg. V-154).

**Discussion of the Modified Project:** The Modified Project is in the same location as that analyzed in the EIR and is not substantially larger. The closest airport to the TVSP site is Skylark Airport, a small privately-owned airstrip located in the southeastern portion of the city of Lake Elsinore, approximately 11.5 miles south of the TVSP site. The Modified Project Description does not affect the conclusion found in the EIR.

**Finding:** The TVSP site is not affected by any airport influence area and therefore, will have no impact in this regard. Thus, there will be no new impacts, changes or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>					
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, RCLIS

**EIR Conclusion – Less than Significant with Mitigation:** The EIR states that SP No. 256 is located within a “Hazardous Fire Area” (EIR, pg. V-133) and that development per SP No. 256 will result in the construction of homes, and businesses within a Hazardous Fire Area. The EIR further states that all development within this area

shall be required to mitigate fire hazards through the use of fire retardant materials and fire protection improvements (EIR, pg. V-134) and includes the following mitigation measures to reduce potential impacts relative to fire hazards to less than significant.

**MM D.3.1:** *It will be necessary for the applicant to work with the County of Riverside to determine the size and location of a fire station prior to approval of the Sycamore Canyon Specific Plan.*

**MM D.3.2:** *The applicant will participate in the adopted Fire Protection Impact Mitigation Program (\$4000.00) per dwelling unit and \$0.25 (per square foot for commercial/ industrial) in order to help offset the costs of construction of a new fire station to serve the site.*

**MM D.3.3:** *Additionally, as previously mentioned, the project is located within the "Hazardous Fire Area. All buildings shall comply with provisions contained within Riverside County Ordinance No. 546 as well as the following specific plan requirements:*

- a. *Roof Covering – Roof covering shall be fire retardant roofing as specified in section 3202(e) of the Uniform Building Code, or other fire retardant roofing that has been tested by the Underwriters Laboratory or other recognized testing agency and accepted by the International Conference of Building Officials. Any wood shingles shall be a Class B rating and shall be approved by the Fire Department prior to installation.*
- b. *Protection of Openings – Openings into attics, floors or other enclosed areas shall be covered with corrosion-resistant wire mesh, not greater than 1/4 inch in any dimension unless such openings are equipped with sash or doors.*

**MM D.3.4:** *All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.*

**MM D.3.5:** *The Homeowner's Association or appropriate community service district shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection vegetation management plan shall be submitted to the Fire Department for approval.*

**Discussion of the Modified Project:** Construction and operation of the TVSP will expose park visitors to a hazardous fire area. However, the park structures will be constructed of fire retardant materials and the park will be landscaped with irrigated turf, which will provide a fuel modification zone between the natural open space to the east of the TVSP. Additionally, the TVSP is approximately one mile east of the Sycamore Creek Fire Station No. 64, which is located at 25310 Campbell Ranch Road Corona, CA (RCFD, Google Maps). Therefore, potential impacts relative to fire hazards will be less than significant with mitigation included in EIR No. 325.

**Findings:** Because there is an existing fire station within close proximity to the TVSP, the park will be landscaped with irrigated turf grass, and the restroom and concession buildings will be constructed with fire retardant materials, and impacts relative to the exposure of people or structures to hazardous fire areas will be less than significant with the mitigation identified in the EIR. There are no new impacts, changes, or new information associated with the Modified Project that would require reparation of a Supplemental or Subsequent EIR or ND.

**HYDROLOGY AND WATER QUALITY**

HYDROLOGY AND WATER QUALITY Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute to 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, WQMP, Modified Project Description

**EIR Conclusion – Less Than Significant with Mitigation:** Items 25a, c, d, e, and f are addressed in item 26 below and were found to have no impacts. With regards to items 25b and g, the EIR includes mitigation in order to reduce construction-related water quality impacts to less than significant.

**MM C.4.5:** Pursuant to requirements of the State Water Resources Control Board, enacted in November 1991, a state-wide general National Pollution Discharge Elimination System (NPDES) 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. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate State general permit for

*NPDES permits prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County on a County-wide basis, to implement the NPDES program (EIR, pg. V-30)<sup>4</sup>.*

**Discussion of the Modified Project:** Since construction and operation of the Modified Project will take place after July 1, 2010, it will comply with the provisions of the NPDES general permit adopted September 2, 2009 by the State Water Resources Control Board. As required by the NPDES general permit, a Project-Specific WQMP was prepared for the Modified Project and site design, source control, and treatment control BMPs have been incorporated into the design of the Modified Project. With respect to the potential for impacts associated with items 25b and 25g, the BMPs incorporated into the Modified Project's design will reduce impacts related to water quality to less than significant. With respect to item 25h, the BMPs being proposed for the Modified Project will be maintained and monitored regularly as part of the BMP Maintenance Program described in Section 2.3 of this document.

**Finding:** With the inclusion of the BMPs proposed for the Modified Project, adherence to the BMP Maintenance Program, and compliance with NPDES permit conditions, impacts related to the hydrology and water quality will be less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

HYDROLOGY AND WATER QUALITY Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**26. Floodplains**

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
• 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 type="checkbox"/>	<input checked="" type="checkbox"/>
• Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• 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 type="checkbox"/>	<input checked="" type="checkbox"/>
• Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description, WQMP

**EIR Conclusion – No Impact:** Watershed B will remain as undeveloped open space or Sports Park; therefore, no hydrology impacts are anticipated. Watershed B flows off-site to an adjacent watershed and is not tributary to any on-site facilities (EIR, pg. V-27). The site is not shown as lying within a 100-year floodplain on the General Plan

<sup>4</sup> On September 2, 2009 the State Water Resources Control Board adopted "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, NPDES No. CAS00002). This permit became effective on July 1, 2010. The Modified Project will be subject to and comply with the provisions of this new permit.

Map of Inundation Areas – 100-Year Floodplains – Area Drainage Plans. Additionally, the site is not located within the boundaries of an existing Area Drainage Plan (EIR, pg. V-28).

**Discussion of the Modified Project:** With respect to items 25a, c, and d and 26a, b, and d, the WQMP determined that the project's runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the predevelopment condition for the 2-year, 24-hour and 10-year, 24-hour rainfall events. Additionally, site design is implemented to minimize urban runoff by minimizing impervious area on a site and incorporating other site design concepts that mimic pre-development conditions. With respect to items 25e and f, and 26c, the EIR conclusions still apply. Therefore, the Modified Project does not affect the analysis or conclusions provided on these topics in the EIR.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the EIR's significance finding still applies and the Modified Project will have less than significant impacts with regards to the potential for altering drainage patterns on the site, absorption rates or runoff, or creating a significant risk due to flooding or the result of a failure of a levee or dam. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**LAND USE PLANNING**

LAND USE/PLANNING Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>27. Land Use</b>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – No Impact:** The EIR does not have a specific discussion related to the TVSP site and land use; however, the final conclusion for the overall Specific Plan project with regards to proposed land uses was that it conforms to the adopted Temescal/El Cerrito Community Plan, and that project-specific design elements will minimize impacts to off-site adjacent land uses. Furthermore, impacts associated with loss of open space was offset with the proposed TVSP and other open space land uses.

**Discussion of the Modified Project:** The Modified Project Description is still consistent with the analysis and conclusions found on these topics in the EIR.

**Finding:** Because the TVSP Modified Project Description is still consistent with the Specific Plan and does not affect the analysis or conclusion of the EIR on this topic, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

LAND USE/PLANNING Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>28. Planning</b>					
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR

**EIR Conclusion – Less than Significant:** The EIR concluded that SP No. 256 was consistent with the uses proposed in the Land Use Allocation Map of the Temescal/El Cerrito Community Plan (EIR, pg. V-3). The County's approval of SP No. 356 included General Plan Amendment No. 220, SP No. 256, and Change of Zone Case No. 5533. With the approval of these items, SP No. 256 and the uses proposed therein are deemed consistent and compatible with existing and surrounding zoning.

**Discussion of the Modified Project:** The TVSP is the community sports park proposed for Planning Area No. 25 of SP No. 256 as originally approved. Therefore, construction and operation of the TVSP is consistent with the land use plans and policies approved for SP No. 256.

**Finding:** Because the TVSP Modified Project Description is still consistent with the Specific Plan and does not affect the analysis or conclusion of the EIR on this topic, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**MINERAL RESOURCES**

MINERAL RESOURCES Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>29. Mineral Resources</b>					
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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

MINERAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

a/b) Finding of Fact

**EIR Conclusion – Less Than Significant:** The EIR identifies the TVSP site as being designated MRZ-3 which indicates the site contains potential but presently unproven resources (EIR, pg. V-89).

**Discussion of the Modified Project:** The TVSP site has not changed location or substantially in size and the analysis and conclusions of the EIR still apply to the Modified Project Description.

**Finding:** Since the EIR determined the potential for impacts to mineral resource availability to be less than significant and the Modified Project will not change location of the site or substantially in size, the Modified Project will also have less than significant impacts in relation to mineral resource availability. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

c/d) Finding of Fact

**EIR Conclusion – Less Than Significant:** The EIR does not identify any incompatibilities with the TVSP and the mining operations located to the west of the site. All land use inconsistencies discussed in the EIR are in relation to the housing components with the mining operations. The EIR does discuss that the designated Open Space area that separates the mining operations and TVSP will act as buffer zones in many regards (e.g., noise, aesthetics) (EIR, pgs. V-90 to V-92). The EIR's conclusion in relation to land use compatibility for the overall Specific Plan was "compatible" (EIR, pg. V-95), with the inclusion of the Open Space buffer as a design consideration, which can be interpreted as less than significant.

**Discussion of the Modified Project:** The TVSP site has not changed location or substantially in size and the analysis and conclusions of the EIR still apply to the Modified Project Description.

**Finding:** Since the Modified Project will be constructed in the same location as that discussed in the EIR, the referenced Open Space buffer zone is still a part of the Specific Plan, and changes associated with the Modified Project Description will not affect the EIR's conclusion, the Modified Project will have less than significant impacts in relation to land use compatibility. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**NOISE**

NOISE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
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**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 project area to excessive noise levels?

NA     A     B     C     D

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

NA     A     B     C     D

**Sources:** Riverside County General Plan – Elsinore Area Plan Figure 5 “Elsinore Area Plan Skylark Airport Influence Policy Area”; EIR; Modified Project Description

**EIR Conclusion – No Impact:** The project site is not shown as impacted by any airport noise per the County of Riverside Airport Noise Impact Area Map (EIR, pg. V-44). The closest airport to the site is Skylark Airport.

**Discussion of the Modified Project:** The TVSP is in the same location as that analyzed in the EIR. The TVSP is not located within an airport land use plan, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip. The closest airport to the TVSP site is Skylark Airport, a small privately owned airstrip located in the southeastern portion of the city of Lake Elsinore, approximately 11.5 miles south of the TVSP site.

**Finding:** Because the TVSP site is not located within an airport land use plan, two miles of an airport or the vicinity of a private airstrip, there will be no new impacts, changes or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**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

**31. Railroad Noise**

NA     A     B     C     D                    

**Sources:** Riverside County General Plan – Elsinore Area Plan Figure 7 “Elsinore Area Plan Circulation”, San Bernardino and Riverside Counties 2008 Thomas Guide pg. 834, Modified Project Description

**EIR Conclusion – No Finding:** The topic of railroad noise was not discussed in the EIR.

**Discussion of the Modified Project:** The TVSP is not located near to a railroad line. According to the Riverside County General Plan, the nearest railroad line is located on the opposite side of the I-15 which is over one-half mile from the TVSP site.

**Finding:** Because the TVSP site is not located near to any railroad lines, there will be no new impacts, changes or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.



**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

**32. Highway Noise**

NA     A     B     C     D                

Sources: Riverside County General Plan – Elsinore Area Plan Figure 7 “Elsinore Area Plan Circulation”, RCLIS, Modified Project Description

**EIR Conclusion – No Finding:** The EIR did not discuss specific potential highway noise impacts to the TVSP component of the overall specific plan. However, the EIR did analyze the overall specific plan with regards to impacts from highway noise. The EIR included mitigation measures related to highway noise impacts, specific to the residential and commercial components of the project only; no mitigation was proposed for potential impacts to the TVSP.

**Discussion of the Modified Project:** In the SP and EIR, the TVSP is shown as being adjacent to the west side of “Street A”; whereas in the Modified Project Description the TVSP is now located adjacent to Santiago Canyon Road. Riverside County Department of Public Health only requires acoustical analysis of vehicular noise for roadways shown on the County’s Circulation Element; Santiago Canyon Road is not a roadway indicated on the County’s Circulation Element. Therefore, acoustical analysis is not warranted for the TVSP, with regards to Santiago Canyon Road.

**Findings:** Since in the Modified Project Description the TVSP is located adjacent to a roadway that does not require an acoustical impact analysis based upon County standards and no changes have been made to the land use, the EIR’s less than significant finding still applies. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**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

**33. Other Noise**

NA     A     B     C     D                

Sources: EIR, Modified Project Description

**EIR Conclusion – Less Than Significant:** There is a large mining extraction plant (Werner Corporation mine) west of the TVSP site. The closest point of the extraction plant and TVSP site is approximately 500 feet, between which is designated open space. The natural terrain of the site positions it on a plateau well above the plain of the extraction plant. The middle of the site lies in excess of 20 to 30 feet above the plain. The natural terrain rises to the south from the middle, breaking line of sight to both of the areas from the mine operations. Surface mining activities by the Werner Corporation has further lowered the nominal level of such activity below the normal plain. Because of this naturally favorable topography at the middle, much of the mining noise is reduced to insignificance, 100 feet east of this ridgeline (EIR, pg. V-31).

**Discussion of the Modified Project:** With respect to the potential for impacts related to other noise, the Modified Project does not affect the analysis or conclusion provided in the EIR.

**Finding:** As a function of distance-related attenuation, natural terrain and topography acting as barriers, favorable elevation differences between the two uses, and a Modified Project Description that does not deviate substantially from that evaluated in the EIR, the Modified Project will have less than significant impacts. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

NOISE Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>					
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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less the Significant with Mitigation:** The topics in items 34a and d were not discussed in the EIR. Item 34b was not specifically addressed; however, this topic is normally associated with temporary construction-related noise impacts. Although not discussed in detail, the EIR does identify a mitigation measure that will reduce potentially substantial, temporary increases in ambient noise levels related to construction activities to less than significant levels.

**MM C.5.1:** *Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday. Construction should not be allowed on weekends or federal holidays (EIR, pg. V-45).*

With regards to item 34c, the primary noise generator in the immediate TVSP vicinity is the Werner Corporation Mine. This topic was discussed in the EIR and is also discussed under item 33 of this Initial Study. According to the EIR, noise impacts related to mining operations are reduced to insignificance, 100 feet east of the ridgeline that separates the Open Space (planned adjacent to the west side of the TVSP) from the Werner mine; at that distance, the level of insignificance begins in the Open Space and will be reduced even further within the TVSP boundaries.

**Discussion of the Modified Project:** With regards to item 34a, the Modified Project does not include a component that would create a substantial permanent increase in ambient noise levels without the Modified Project. The noise-generating areas within the TVSP are sufficiently separated from adjacent noise sensitive land uses to reduce noise impacts to less than significant levels. Additionally, the heaviest use of the TVSP will be primarily during off-peak traffic hours, thereby not exacerbating already high traffic noise levels with project-related trips. With regards to item 34b, the Modified Project Description has not altered the effectiveness of EIR mitigation measure MM C.5.1 to reduce temporary project-related noise and no modifications or additions need to be made to the mitigation to retain its effectiveness. With regards to item 34c, the Modified Project Description has not changed in any manner that would alter the less than significance finding. With regards to item 34d, long-term operation of the TVSP will not generate any substantial ground-borne vibration. Adverse ground-borne vibration and noise impacts are typically associated with heavy earthmoving equipment. The use of heavy earthmoving equipment is not anticipated for the entire duration of the TVSP construction process and any use of this type of equipment will be limited by mitigation measure MM C.5.1 which constrains the hours during which construction activities can take place.

**Findings:** With regards to item 34a, the Modified Project will have a less than significant impact with regards to a substantial permanent increase in ambient noise. With regards to item 34b, with implementation of mitigation measure MM C.5.1, the Modified Project's impacts related to a substantial temporary increase in ambient noise

levels will be less than significant with mitigation incorporated. With regards to item 34c, the Modified Project will have a less than significant impact with regards to generation of noise levels in excess of established standards. With regards to item 34d, with implementation of mitigation measure MM C.5.1, the Modified Project's impacts related to the exposure of persons to excessive ground-borne vibration or noise levels will be less than significant with mitigation incorporated. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**POPULATION AND HOUSING**

POPULATION AND HOUSING Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>35. Housing</b>					
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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, RCLIS, Phase I

**EIR Conclusion – Less than Significant:** The EIR concluded that implementation of SP No. 356 would result in the demolition of four existing residences (Phase I ESA) and at buildout would include 1,786 dwelling units with a projected population of 5,358 (EIR, pg. V-162). The demolition of four residences does not constitute displacement of a substantial number of housing units. The EIR states that SP No. 256 is located within Regional Statistical Area (RSA) 46.3 and that if buildout of the SP occurred in 1995, it would represent approximately eight percent of the total population and seven percent of the total housing anticipated in RSA No. 46.3 for 1995 (EIR, pg. V-162). Although this is an introduction of a large number of people into the area, this growth will not contribute to a cumulative exceedance of population projects. The EIR states that the Southern California Association of Governments (SCAG) projected a population of 833,800 in RSA 46.3 in 2010. At full buildout, SP No. 256 will contribute less than one percent of the projected population. SP No. 256 is not within a County Redevelopment Project Area (RCLIS).

**Discussion of the Modified Project:** The TVSP will be constructed on vacant, previously graded property, which will not result in the displacement of existing housing. SP No. 256 included the TVSP in its land use plan to provide a recreational amenity for the residents within the Specific Plan area. Additionally, parks are not population generating uses, thus the Modified Project will not induce population growth directly or indirectly.

**Findings:** Because the TVSP would be constructed on vacant property, is not within a Redevelopment Project Area, and will not induce population, there would be no impacts in this regard. There are no new impacts, changes or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**PUBLIC SERVICES**

36. <b>Fire Services</b> 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, RCFD, Google Maps

**EIR Conclusion – Less than Significant with Mitigation:** The EIR concluded that the implementation of SP No. 256 would increase the demand for fire protection services and that an additional fire station would be required to adequately serve the SP area. The EIR further stated that a new fire station would be required within the boundaries of the SP area and back-up fire protection services would be provided by Stations 15 (El Cerrito) and 10 (Elsinore). The EIR identified the following mitigation measures to reduce potential impacts to fire services to less than significant (EIR, pgs.V-133 to V-135).

**MM D.3.1:** *It will be necessary for the applicant to work with the County of Riverside to determine the size and location of a fire station prior to approval of the Sycamore Canyon Specific Plan.*

**MM D.3.2:** *The applicant will participate in the adopted Fire Protection Impact Mitigation Program (\$4000.00) per dwelling unit and \$0.25 per square foot for commercial/industrial) in order to help offset the costs of construction of a new fire station to serve the site.*

**MM D.3.3:** *Additionally, as previously mentioned the project is located within the “Hazardous Fire Area. All buildings shall comply with provisions contained within Riverside County Ordinance No. 546 as well as the following specific plan requirements:*

- a. *Roof Covering – Roof covering shall be fire retardant roofing as specified in section 3202(e) of the Uniform Building Code, or other fire retardant roofing that has been tested by the Underwriters Laboratory or other recognized testing agency and accepted by the International Conference of Building Officials. Any wood shingles shall be a Class B rating and shall be approved by the Fire Department prior to installation.*
- b. *Protection of Openings – Openings into attics, floors or other enclosed areas shall be covered with corrosion-resistant wire mesh, not greater than ¼ inch in any dimension unless such openings are equipped with sash or doors.*

**MM D.3.4:** *All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.*

**MM D.3.5:** *The Homeowner’s Association or appropriate community service district shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection vegetation management plan shall be submitted to the Fire Department for approval.*

**Discussion of the Modified Project:** The TVSP will require service from the Riverside County Fire Department, most likely in the form of paramedic services to respond to calls for accidents at the park. Because the most likely first response station will be the Sycamore Creek Fire Station No. 64, which is located approximately one mile from the TVSP at 25310 Campbell Ranch Road Corona, CA (RCFD, Google Maps) and the restroom and concessions buildings will be constructed with fire retardant materials as required by existing County ordinances and Mitigation Measure MM D.3.3., potential impacts will be less than significant with mitigation included in EIR No. 325.

**Findings:** Because there is an existing fire station within close proximity to the TVSP and the restroom and concession buildings will be constructed with fire retardant materials, implementation of the Modified Project will not require the construction of new fire facilities to maintain acceptable performance objectives for the Riverside

County Fire Department. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>37. Sheriff Services:</b> 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Resolution No. 94-329, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** The EIR concluded that the implementation of SP No. 256 would generate the need for an additional 6.4 sworn Sheriff's officers, 0.75 civilian personnel, and 10 jail beds (EIR, pgs.V-136 to V-138). The EIR further concluded that with the applicant's cooperation with the Sheriff's Department and compliance with Development Standard 20 of SP No. 256, which requires the incorporation of the design concepts relative to circulation for pedestrians, vehicles, and police patrols lighting, visibility of doors and windows, and visible house numbers to assist emergency responders, impacts relative to Sheriff's Services would be less than significant (Resolution No. 94-329, pgs. 1 and 9).

**Discussion of the Modified Project:** The TVSP will require service from the Riverside County Sheriff's Department in the form of routine patrols and response to emergency calls. However, the amount of service will be the same as what was previously evaluated in the EIR. The TVSP incorporates as a design feature, security lighting in the parking areas, the perimeter park path, and at the restroom and concession buildings. Additional lighting will be provided at the sports fields. Hours of park operation will be from 6:00 AM to 10:00 PM with perimeter and parking lot lights being on from sunset to 10:00 PM. Additionally, CSA 152 staff will be in the immediate vicinity of the TVSP Monday through Thursday 8:00 AM – 4:00 PM. CSA 152 sanctioned special events will be held at the park. Depending upon the type and magnitude of such an event, limited security patrols will be provided by CSA 152. Security at the park site during the construction phase of the TVSP will be the responsibility of the construction contractor.

**Findings:** Because the TVSP design will incorporate security lighting and private security patrols during large events, potential impacts to Sheriff's Services are less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>38. Schools:</b> 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Resolution No. 94-329, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** The EIR concluded that development of SP No. 256 to its maximum permitted density, would generate approximately 755 elementary school students, 215 intermediate school students, and 351 high school students for a total of 1,323 students within the Corona-Norco Unified School

District (EIR, pg. V-139). SP No. 256 includes an 8-acre school site. The EIR identifies the following mitigation measures relative to schools.

**MM.D.5.1:** *The project applicant shall be required to work with the affected School District in order to satisfy their concerns and insure that adequate school facilities are available for future project residents.*

**MM.D.5.2:** *The applicant shall be required to pay school impact mitigation fees. These fees may not exceed the current State-mandated maximum amounts of \$1.58 per square foot of residential space and \$0.26 per square foot of commercial space, per State Law AB 2926. The County of Riverside is currently developing a School Mitigation Program. Upon adoption by the Board of Supervisors, the applicant shall be required to adhere to the requirements of this Program.*

**Discussion of the Modified Project:** As discussed in the response to item 35, above, the TVSP will not contribute to population growth or to an increase in the number of school-age children. Consequently, there will be no need for the construction or expansion of school facilities.

**Findings:** Because the Modified Project will not contribute to an increase in the number of school age children, there will be no impacts to school facilities. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>39. Libraries:</b> 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** EIR, Resolution No. 94-329, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** The EIR concluded that development of SP No. 256 would increase population in the area and community desire for library services. The EIR further concluded that these impacts would be less than significant if the project applicant cooperates with the County/City Public Library System and participates in the mitigation fee program to ensure adequate library facilities for future residents (EIR, pg. V-152).

**Discussion of the Modified Project:** As discussed in the response to item 35, above, the TVSP will not contribute to population growth or to an introduction of any new library patrons in the area. Consequently, there will be no need for the construction or expansion of library facilities

**Findings:** Because the Modified Project will not contribute to an increase in the number library patrons there will be no impacts to libraries. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>40. Health Services:</b> 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant:** The EIR concluded although the construction of 1,786 new dwelling units will increase the need for medical services and facilities, this impact will be less than significant because medical occupancy rates are below patient capacity and the medical community will increase its presence and facilities as the population in the area increases.

**Discussion of the Modified Project:** As discussed in the response to item 35, above, the TVSP will not contribute to population growth or to an increase in the demand for health services.

**Findings:** Because the Modified Project will not contribute to a population increase, there will be no impacts to health services. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>41. Parks and Recreation</b>					
a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, Resolution 94-329, SP No. 256

**EIR Conclusion – Less than Significant:** At full build out, SP No. 256 will include a range of housing types, commercial development, a school site, a fire station site and approximately 213.6 acres of park, recreation, and open space uses. With respect to park uses, SP No. 256 includes approximately 41.3 acres for active recreation, 34.8 acres for passive recreation, and 137.5 acres for visual open space (Resolution 94-329, pgs. 16 and 17). Included in the 41.3 acres for active recreation is a 25 acre community sports park in Planning Area 25A (**Figure 1, Planning Areas 24B and 25**).

The EIR concluded SP No. 256 proposes adequate park and open space resources to satisfy all County standards relative to parks and open space in addition to the requirements of the Quimby Act (EIR, pg. V-144).

**Discussion of the Modified Project:** The Modified Project is an approximately 25-acre sports park in approximately the same location as the sports park proposed in Planning Area 25 of SP No. 256. As discussed in the Modified Project Description, the TVSP will be operated and maintained by CSA 152. Impacts associated with the construction and operation of the TVSP will be similar to the impacts for the park in Planning Area 25 of SPA No. 256 identified in EIR No. 325.

**Findings:** Because the Modified Project will be constructed in the same spot as Planning Area No. 25 and will include the same types of facilities, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<p><b>42. Recreational Trails:</b> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?</p>	<p>Potentially Significant Impact</p> <p><input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporated</p> <p><input type="checkbox"/></p>	<p>Less than Significant with Mitigation Included in EIR No. 325</p> <p><input type="checkbox"/></p>	<p>Less than Significant Impact</p> <p><input checked="" type="checkbox"/></p>	<p>No Impact</p> <p><input type="checkbox"/></p>
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Sources: EIR, Modified Project Description, Resolution 94-329, SP No. 256

**EIR Conclusion – Less than Significant:** In addition to the park and open space features discussed in the response to item 41, above, SP No. 256 also includes approximately 14.7 acres of paseo greenbelts and approximately 16.1 acres of parkway paseos and a regional trail (Resolution 94-329, pg. 16). The EIR concluded that through consultation with the County Parks and Department as part of the development review process, development within SP No. 256 will be compatible with existing and proposed recreational trails. Development projects within SP No. 256 that contain a trail segment may be required to dedicate and improve the trail segment as a condition of development review (EIR, pg. V-144).

**Discussion of the Modified Project:** The Modified Project is an approximately 25-acre sports park in approximately the same location as the sports park proposed in Planning Area 25 of SP No. 256. The TVSP will not result in an increase in population of an increase in trail users. Construction and operation of the TVSPS will not interfere with recreational trails within SPA No. 256.

**Findings:** Because the Modified Project will not contribute to a population increase that would place additional demands on recreational trails and will be constructed in the same spot as Planning Area No. 25, impacts relative to recreational trails will be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.



**TRANSPORTATION/TRAFFIC**

TRANSPORTATION/TRAFFIC Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>43. Circulation</b>					
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, Resolution No. 94-329

a/b) Findings

**EIR Conclusion – Less Than Significant:** According to the EIR, on-site circulation is accommodated by a proposed network of roadways. Each roadway's location and size are designed to facilitate the efficient movement of traffic throughout the site. Based upon findings in the "Sycamore Creek Buildout Traffic Analysis", the Community Plan roadway classification recommendations are appropriate<sup>5</sup> (EIR, pg. V-107). The EIR states that, as noted in the Circulation Plan Development Standards, the specific plan will ensure proper roadway design through dedication and construction of public roads and that through-traffic movement will avoid streets within residential neighborhoods (EIR, pg. V-122). Additionally, Resolution No. 94-329 to amend the Comprehensive General Plan concluded that the expected resulting levels of service (LOS) on area roadways would be acceptable at LOS "A"

<sup>5</sup> With the exception of Indian Truck Trail that was recommended to be upgraded to a six-lane roadway; however, this needed improvement is not linked with the TVSP project.

through "C" at key points on the County Highway System, as a result of the overall specific plan project (Resolution 94-329 pg 7).

**Discussion of the Modified Project:** With respect to potential impacts related to the effective performance of transportation and conflicts with a congestion management program, the Modified Project Description has not altered any component of the TVSP that would negatively affect the less than significant findings of the EIR. It should also be noted that once completed the TVSP will result in some additional traffic during the park's peak hours; however, a park's peak use hours typically do not coincide with roadway peak hours or "rush hour" traffic. Additionally, it is expected that many people will walk, as opposed to drive, to the TVSP since they will live within walking distance.

**Finding:** Because the Modified Project Description has not altered the findings of the EIR on the topics of the effective performance of transportation and conflicts with a congestion management program, impacts related to the Modified Project Description are still considered to be less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR.

c/d) Findings

**EIR Conclusion – No Finding:** The EIR is silent on the topic of air, waterborne and rail traffic.

**Discussion of the Modified Project:** The Modified Project Description does not include any component that would cause an impact to these forms of transportation.

**Finding:** As stated above, the Project does not include any component that could affect air, waterborne or rail traffic and no impacts are anticipated. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR.

e/f/g/h) Findings

**EIR Conclusion – Less Than Significant:** The EIR provided the Land Use Standards of the Public Facilities and Services Element from the General Plan as standards that will be observed without being mitigated. With regards to item 43e, the EIR identifies the General Plan standards related to roadway alignments that require, "*curves and grades shall be designed to permit safe movement of vehicular traffic at the road's design speed.*" and "*All street intersections shall be designed to assure the safe, efficient passage of through traffic and the negotiation of turning movements. Sight distances shall be adequate to provide for safe vehicular movement at a road's design speed*" (EIR, pg. V-121). With regards to item 43f, the EIR is silent. With regards to items 43g and h, the EIR identifies the General Plan standard related to roadway alignments that require, "*curves and grades shall be designed to permit safe movement of vehicular traffic at the road's design speed*" (EIR, pg. V-121). The EIR was silent with regards to a specific significance conclusion on these topics; however, the implication through the discussion is that the impacts are less than significant.

**Discussion of the Modified Project:** The Modified Project does not include any changes that would cause a potentially significant finding with regards to the topics found under items 43e, f, g, and h. The roadway adjacent to the east side of the TVSP site is Santiago Canyon Road, this roadway already exists. The TVSP component of the overall specific plan does not in itself propose any new roadways or roadway modifications. With regards to item 43g, due to the small size of the project, it is not expected that the traffic caused by construction will exceed the level of service on adjacent roads. With regards to item 43g, the area around the TVSP is not entirely built out, meaning less traffic will be utilizing the road than it was ultimately designed for, thereby allowing for any minor modifications necessary during the construction process. The Project will not impact emergency access for the nearby uses.

**Finding:** The Project will not increase roadway hazards due to a design feature or result in inadequate emergency access, therefore, no impacts are anticipated with regards to items 43e and h. Less than significant impacts to road maintenance and circulation during construction will occur. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR.

i) Findings

**EIR Conclusion – Less Than Significant:** In addition to the circulation system, the EIR states a landscaped paseo system will link to the park sites (EIR, pg. V-107). The EIR states an expanded parkway system will be located adjacent to collector, secondary, and major roadways (EIR, pg. V-107). Also proposed in the Project is a 10-foot wide secondary trail which supplements the existing pedestrian and vehicular system. This secondary trail is located along the western edge of the natural open space. This trail provides almost two miles of uninterrupted pathway before it exits off site onto the Cleveland National Forrest (EIR, pg. V-111). The EIR was silent with regards to a specific significance conclusion on this topic; however, the implication through the discussion is that the impact is less than significant.

**Discussion of the Modified Project:** The Modified Project does not include any changes that would cause a potentially significant finding with regards to the topic of alternative transportation.

**Finding:** With the Modified Project Description, impacts related to alternative transportation will be less than significant. Thus, there are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR.

<b>44. Bike Trails:</b> Would the Project Modifications result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description, Resolution 94-329, SP No. 256

**EIR Conclusion – No Finding:** Since SP No. 256 does not specifically propose bike trails separate from the road system, the EIR does not discuss bike trails separately from the circulation system or the recreational trails proposed by SP No. 256. It can be inferred from the analysis in the EIR and the objectives of SP No. 256 that impacts to bike trails resulting from implementation of SP No. 256 would be less than significant.

**Discussion of the Modified Project:** The circulation system and system of paseos in SP No. 256 are intended to encourage walking throughout the community. The TVSP will include bicycle racks to encourage bicycling and walking to the park.

**Findings:** Because the Modified Project will not contribute to a population increase that would place additional demands on bike trails and will be constructed in the same location as Planning Area No. 25, impacts relative to bike trails will be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**UTILITY AND SERVICE SYSTEMS**

<b>UTILITY AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
<b>45. Water</b>					
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** SP No. 256 will be served by the Lee Lake Water District. The EIR concluded that the implementation of SP No. 256 would generate a total average daily demand of 1,331,924 gallons per day (gpd) or 2.06 cubic feet per second (cfs). An estimated 3.9 million gallons (MG) of water storage will also be required by the project (EIR, pg. V-125). The EIR further concluded that impacts associated with water demand for landscaping shall be mitigated by the use of properly designed, installed, and operated and maintained irrigation systems. In addition, all irrigation systems shall be designed for future use of reclaimed water if and when such water becomes available (EIR, pgs. V-131 to V-132). Therefore, no significant impacts related to water treatment facilities or water supplies will occur after implementation of the following mitigation measures.

**MM. D.2.1:** *The following State laws require water efficient plumbing fixtures in structures to minimize water uses:*

- *Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.*
- *Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of all new shower heads, lavatory faucets, etc.*
- *Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) 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 insulation requirements, which can reduce water used before hot water reaches equipment of fixtures*
- *Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied*
- *Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water*

**MM D.2.2:** *Project impacts associated with water demand for landscaping shall be mitigated by the use of properly designed installed, operated and maintained irrigation systems. Vegetation which uses less water will be encouraged for landscaping purposes. All irrigation systems shall be designed for future use of reclaimed water if and when such water becomes available. Irrigation systems shall be designed for use of both domestic and reclaimed water.*

**Discussion of the Modified Project:** As discussed in the response to item 45, above, the TVSP will generate water demand for irrigation of the park site. However, since the Modified Project will comply with the above mitigation measures, impacts will be less than significant in this regard.

**Findings:** The TVSP water demand was previously evaluated in the EIR and found to be less than significant with mitigation incorporated. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

UTILITY AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
Would the Project:					
<b>46. Sewer</b>					
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** Sewer service for SP No. 256 will be served by the Lee Lake Water District. No septic systems are proposed as part of SP No. 256. The EIR concluded that the implementation of SP No. 256 would generate a wastewater totaling an average demand of 611,800 gpd. An estimated 1,284,780 gpd is anticipated on a peak day for dry weather and 1,437,730 gpd is anticipated on a peak day for wet weather (EIR, pg. V-130). At the time the EIR was circulated, a wastewater treatment plant that would serve the project was currently under construction and another was under design. The EIR further concluded that sludge generated at the wastewater treatment facility will be disposed of through composting and landfill disposal and that no significant impacts are associated with those disposal methods (EIR, pg. V-129). Therefore, no significant impacts related to wastewater treatment facilities will occur after implementation of mitigation measures.

**Discussion of the Modified Project:** The TVSP will generate wastewater demand for irrigation of the park site and use of restrooms. However, this demand was previously evaluated in the EIR and the impact was not significant.

**Findings:** The TVSP wastewater demand was previously evaluated in the EIR and found to be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>47. Solid Waste</b>					
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** SP No. 256 will be served by the El Sobrante Landfill. The EIR concluded that sufficient solid waste disposal capacity was available at the El Sobrante site and thus the project was in conformance with the Land Use Standards for Solid Waste Adequacy and Commercial/Industrial Use (EIR, pg. V-150). The EIR further concluded that the mitigation proposed in the EIR would require the developer to participate in any County-wide program to reduce solid waste generation, including construction waste and will, therefore, aid the County in achieving the mandated goals of the Integrated Waste Management Act (AB 939) (EIR, pgs. V-149 to V-150). Therefore, no significant impacts related to solid waste will occur after implementation of mitigation measures.

**Discussion of the Modified Project:** The TVSP will generate solid waste at the park site. However, this demand was previously evaluated in the EIR and the impact was not significant.

**Findings:** The TVSP solid waste demand was previously evaluated in the EIR and found to be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>48. Utilities</b>					
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?					
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** SP No. 256 is within the service boundaries for Southern California Edison Company (SCE) for electricity, Southern Californian Gas Company (SCG) for natural gas, and Pacific Bell for telephone service. The EIR stated that SCE and SGC indicated their ability to provide services to SP No. 256. Telephone service will also create additional demand; however, this demand was found to be within Pacific Bell's service parameters (EIR, pg. V-145). Impacts to electricity and natural gas usage were found to be less than significant with mitigation incorporated. No impacts to telephone service were anticipated. The EIR concluded that runoff from construction of SP No. 256 and irrigation of landscaped areas would enter the storm drain system, but would not result in significant impacts after implementation of standard mitigation (EIR, pg. V-61). SP No. 256 will result in the construction of street lighting and maintenance of public facilities, including roads. However, no significant impacts were identified. Other governmental services were found to be less than significant in the EIR, as discussed under Public Services, above under items 36 through 42. Other than compliance with Title 24 for energy efficiency standards and Title 20 for appliance efficiency standards, no other energy conservation plans were identified in the EIR (EIR, pg. V-146).

**Discussion of the Modified Project:** The TVSP will generate demand for electricity and storm water drainage as well as maintenance of public facilities. However, this demand was previously evaluated in the EIR and the impact was not significant. The runoff anticipated from the TVSP was previously evaluated in the EIR and found to be less than significant after mitigation. SP No. 256 will result in the construction of street lighting and maintenance of public facilities, including roads. However, the amount of service required by the TVSP will be the same as what was previously evaluated in the EIR and no significant impacts were identified. The TVSP will not generate a need for natural gas, communication systems, street lighting or maintenance of public roads other than that proposed as part of SP No. 256. The TVSP will not require any other governmental services.

**Findings:** The TVSP demand for utilities was previously evaluated in the EIR and found to be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>UTILITY AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<b>Would the Project:</b>					
<b>49. Energy Conservation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Would the project conflict with any adopted energy conservation plans?					

Sources: EIR, Modified Project Description

**EIR Conclusion – Less than Significant with Mitigation:** Other than compliance with Title 24 for energy efficiency standards and Title 20 for appliance efficiency standards, no other energy conservation plans were identified in the EIR (EIR, pg. V-146).

**Discussion of the Modified Project:** The TVSP will generate demand for electricity as discussed under item 48 above. However, this demand was previously evaluated in the EIR and the impact was not significant. As the TVSP will not cause significant impacts to electricity demand, it will not conflict with any adopted energy conservation plans. In addition, the timing of TVSP construction will result in lower electricity usage than previously evaluated due to increasing energy efficiency standards contained in Title 24 and local regulations.

**Findings:** The TVSP compliance with adopted energy conservation plans was previously evaluated in the EIR and found to be less than significant. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<p><b>50.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: EIR, analysis within this document

**EIR Conclusion – Significant with Respect to Biological Resources, Less than Significant with Respect to Cultural Resources:**

The EIR states that implementation of SP No. 256 will result in the elimination of approximately 0.5 acres of sycamore/willow riparian habitat, 14.5 acres of alluvial fan scrub habitat, 7.8 acres of southern oak woodland habitat, and 32.0 acres of native grassland, which is considered significant (EIR, pgs. V-83 to V-84). Two sensitive wildlife species – Coast horned lizard and Orange-throated Whiptail will be affected by the removal of approximately 180.4 acres of Inland Sage Scrub; however, this impact is considered less than significant (EIR, pg. V-85). Approximately 37 acres of Stephen’s Kangaroo Rat (SKR) habitat within Planning Areas 14, 15, and 20B) will be removed; however, with mitigation measures requiring a Section 10a permit and participation in the County’s Interim Mitigation Plan, which includes payment of a mitigation fee for land developed within the SKR range, the EIR concludes impacts to the SKR will be less than significant (EIR, pg. V-87).

With respect to major periods of California History or prehistory, the EIR concluded that no sites of significance were found and just one isolated artifact, a single piece of debitage, was found within the boundaries of SP No. 256 (EIR, pg. V-99). The EIR concluded that the potential exists for archaeological resources to be uncovered during site preparation, but with adherence to mitigation measure **MM C.15.1**, potential impacts will be less than significant (EIR, pg. V-102).

**Discussion of the Modified Project:**

The TVSP will be developed in Planning Area 25 of SP No. 256, which according to the general biological assessment prepared in 2009 has little biological value due previous use of the site as an orchard and prior grading (NRA). The TVSP project site is located within MSHCP Criteria Cell No. 3545; therefore, the general biological assessment included a burrowing owl habitat assessment. The results of biological assessments conducted on the Modified Project site in concluded that although the TVSP site did not contain suitable habitat for burrowing owl, suitable habitat may develop if the property is allowed to remain fallow; therefore, to mitigate potential impacts to burrowing owl, a pre-construction survey will be conducted as required by the MSHCP.

With respect to major periods of California History or prehistory, the Modified Project does not contain any structures and has already been graded. It is possible that buried resources could be unearthed during construction of the TVSP; however, compliance with mitigation measures **MM C.15.1** and Health and Safety Code Section 7050.5, *State CEQA Guidelines*, Section 15064.5(e) and Public Resources Code Section 5097.98, potential impacts will be less than significant.

**Finding:** The Modified Project would not exacerbate or negate impacts identified for biological and cultural resources in the EIR. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.



MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
<p><b>51.</b> Does the project impacts which are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past project, other current projects, and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Analysis contained in this document

**EIR Conclusion – Less than Significant, or Less than Significant with Mitigation for all Resources Except Air Quality and Biological Resources, which are Significant:** The EIR stated that cumulative impacts would be less than significant or less than significant with mitigation, except for impacts to air quality and biological resources. With respect to air quality, the EIR concluded there will be temporary construction impacts, which could be significant if construction activities for multiple projects in SP No. 256 and the surrounding area took place at the same time. The EIR also concluded that the greatest cumulative impact to air quality would result from incremental additions of pollutants from increased traffic in SP No. 256 and the surrounding area, and increased energy consumption by residents of new development in SP No. 256 and the surrounding area (EIR, pg. V-166).

With respect to biological resources, the EIR concluded that the loss of significant alluvial fan scrub habitat and regionally significant native grassland would contribute to a regional cumulative loss of biological resources. The EIR also concluded that the loss of potential on-site SKR habitat would contribute to the cumulative loss of SKR habitat and contribute to the decline of the species (EIR, pg. V-167).

**Discussion of the Modified Project:** The TVSP does not have impacts which are individually limited, but cumulatively considerable. The purpose of the proposed TVSP is to provide a park in an area in need of recreational amenities as planned in the Sycamore Creek Specific Plan. The Modified Project is not considered growth-inducing as defined by *State CEQA Guidelines*.

As discussed in item 7 Biological Resources, implementation of the Modified Project will not contribute to the loss of alluvial fan scrub habitat, native grassland, or SKR habitat, as none of these resources are present on the Modified Project site. Furthermore, the Modified Project is consistent with the provisions of the MSHCP, which provides mitigation for direct, indirect, and cumulative impacts per CEQA, NEPA, CESA, and ESA. Therefore, the Modified Project’s impacts to biological resources are not considered cumulatively considerable.

As discussed in item 21 Greenhouse Gas Emissions, the TVSP will result in emissions of the GHG CO<sub>2</sub> as a byproduct of combustion of gasoline and diesel fuel in construction equipment, construction worker commute trips, in addition to an increase of CO<sub>2</sub> emissions associated with park operation. However, these emissions are less than the draft CARB and SCAQMD GHG thresholds. Therefore, the Project’s contribution to global climate change is not considered cumulatively considerable.

As discussed in item 43, Transportation/Traffic, the TVSP will result in an increase in area traffic; however, based on the findings in the “Sycamore Creek Buildout Traffic Analysis” (Traffic Study), that analyzed the overall specific plan project, most of the recommended roadway classifications are appropriate with the exception of Indian Truck Trail that, although projected to be within its allowable LOS, will require an upgrade to a six-lane roadway as detailed in the EIR (EIR, pg. V-107). Based on the ultimate improvement of Indian Truck Trail to Specific Plan Roadway standards, with lane configurations indicated in the Traffic Study, intersections in the vicinity of the overall specific plan site are projected to operate at LOS “C” or better during peak hours (EIR, pgs. V-114, V-121). Furthermore, Resolution No. 94-329 to amend the Comprehensive General Plan concluded that the expected resulting LOS on area roadways would be acceptable at “A” through “C” at key points on the County Highway System, as a result of the overall specific plan project (Resolution 94-329 pg 7). It should be noted that the above acceptable findings are based on a traffic study that analyzed impacts from the entire Specific Plan project. The

TVSP component is a small part of the overall specific plan and does not represent a substantial traffic generating project. Peak hours of use for a park do not typically coincide with that of roadway peak hours and a substantial amount of park use is anticipated from residences that are located within walking distance. Therefore, the TVSP contribution to traffic is not considered to be cumulatively considerable.

**Finding:** The Modified Project would not exacerbate or negate impacts identified for air quality, traffic, or biological resources in the EIR. Although the EIR identified significant and unavoidable impacts related to air quality and biological resources, by adopting the Final EIR and Statement of Overriding Considerations, the County has deemed these impacts acceptable. The Modified Project would not generate significantly greater emissions or result in the loss of biological resources greater than the levels identified in the EIR. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Modified Project. There are no new impacts, changes, or new information associated with the Modified Project that would require preparation of a Supplemental or Subsequent EIR or ND.

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant with Mitigation Included in EIR No. 325	Less than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Analysis contained in this document, EIR

**EIR Conclusion – Less than Significant, or Less than Significant with Mitigation for all resources except Air Quality and Biological Resources, which are Significant:** The EIR there will be temporary construction impacts to air quality, which could be significant if construction activities for multiple projects in SP No. 256 and the surrounding area took place at the same time. The EIR also concluded that the greatest cumulative impact to air quality would result from incremental additions of pollutants from increased traffic in SP No. 256 and the surrounding area, and increased energy consumption by residents of new development in SP No. 256 and the surrounding area (EIR, pg. V-166).

With respect to biological resources, the EIR concluded that the loss of significant alluvial fan scrub habitat and regionally significant native grassland would contribute to a regional cumulative loss of biological resources. The EIR also concluded that the loss of potential on-site SKR habitat would contribute to the cumulative loss of SKR habitat and contribute to the decline of the species (EIR, pg. V-167).

**Discussion of the Modified Project:** Construction and operation of the TVSP in accordance with existing codes, ordinances, regulations, standards, and guidelines combined with the mitigation measures identified in the EIR, would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly.

**Finding:** Construction of operation of the TVSP would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain the same regardless of implementation of the Modified Project. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Modified Project. Thus, no new impacts, changes, or new information are identified that would require preparation of a Supplemental or Subsequent EIR or ND.

## VI. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15031(c) (3) (D). In this case, a brief discussion should identify the following:

### **Earlier Analyses Used, if any**

Sycamore Creek Specific Plan No. 256/Environmental Impact Report No. 325, as adopted by the Board of Supervisors on November 8, 1994 per resolution no. 94-329 of the County of Riverside Department of Facilities Management, August 2008

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

### **Location Where Earlier Analyses, if used, are available for review:**

Sycamore Creek Specific Plan No. 256/Environmental Impact Report No. 325 is available for review at the Economic Development Agency, 3403 Tenth Street, Suite 400, Riverside, CA

The County General Plan Final Program EIR is available for review at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA.

## SECTION 4 REFERENCES AND INITIAL STUDY PREPARERS

### 4.1 References

The following documents were referenced as general information sources during the preparation of this document. They are available for public review at the locations abbreviated after each listing, with detailed information listed at the end of this section. These documents may also be available at public libraries and at other public agency offices.

Cited As:	Source
AQMP	South Coast Air Quality Management District, <i>Final 2007 Air Quality Management Plan</i> , June 1, 2007. (Available at <a href="http://www.aqmd.gov/aqmp/AQMPIntro.htm">http://www.aqmd.gov/aqmp/AQMPIntro.htm</a> , accessed on July 8, 2010.)
SP No. 256	T&B Planning Consultants, Inc., <i>Sycamore Creek Specific Plan No. 256/ Environmental Impact Report No. 325 (SCH No.: 89082109)</i> , December 1994. Available at EDA.
EIR	T&B Planning Consultants, Inc., <i>Sycamore Creek Specific Plan No. 256. Environmental Impact Report No. 325 (SCH No.: 89082109)</i> , December 1994. (Available at EDA.)
General Plan	County of Riverside, Transportation and Land Management Agency, Planning Division, <i>Riverside County Integrated Project, General Plan Final Program Environmental Impact Report</i> , 2003. (Available at the County of Riverside Planning Department and at <a href="http://www.rctlma.org/genplan/content/eir/volume1.html">http://www.rctlma.org/genplan/content/eir/volume1.html</a> , accessed July 7 through July 12, 2010.)
Google Maps	Google Maps Website <a href="http://maps.google.com">http://maps.google.com</a> , accessed July 11, 2010.
NRA	Natural Resources Assessment, Inc., <i>General and Focused Biological Resources Assessment Burrowing Owl and Narrow Endemic Plant Surveys, Temescal Sports Park, Assessor's Parcel Number 290-140-068, Riverside County, California</i> , June 12, 2009. (Appendix B)
OPR	State of California, Governor's Office of Planning and Research, <i>CEQA Guideline Amendments</i> , December 30, 2009. (Available at <a href="http://ceres.ca.gov/ceqa/guidelines/">http://ceres.ca.gov/ceqa/guidelines/</a> , accessed on April 16, 2010.)
Ordinance No. 655	Riverside, County of, 1988, <i>Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution</i> , June 7, 1988.
Phase I	Chaparral Associates, LLC, <i>Phase I Environmental Site Assessment Report, Regarding the Property Located at Community Facilities District No. 1 "Sycamore Creek", Tract 29320, East of US Highway 15, at Indian Truck Trail Road, Riverside County, CA 91719</i> , June 6, 2001. (Appendix C)

Cited As:	Source
RCFD	Riverside, County of, <i>Riverside County Fire Department Website</i> . (Available at <a href="http://www.rvcfire.org/opencms/facilities/FireStations/NorthWestDiv/SycamoreCreekStation64.html">http://www.rvcfire.org/opencms/facilities/FireStations/NorthWestDiv/SycamoreCreekStation64.html</a> , accessed July 12, 2010.)
RCLIS	Riverside, County of, <i>Riverside County Land Information System Website</i> . (Available at <a href="http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html">http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html</a> , accessed July 7 through July 12, 2010.)
Resolution No. 94-329	Riverside, County of, <i>Resolution No. 94-329, Adopting Specific Plan No. 256 (Sycamore Creek)</i> , adopted on November 8, 1994. (Available at the EDA.)
WEBB 2010	Albert A. Webb Associates, <i>County of Riverside Economic Development Agency (EDA) Temescal Valley Sports Park Project, Air Quality Analysis Supporting Information, July 9, 2010</i> . (Appendix A)
WQMP	David Evans and Associates, Inc., <i>Project Specific Water Quality Management Plan for Temescal Valley Regional Sports Park, Santiago Canyon Rd. and Sunflower Land, Corona, CA 92883</i> , May 25, 2010. (Appendix D)

#### 4.2 Initial Study Preparers

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(951) 686.1070

## SECTION 5 ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

### 5.1 Acronyms

AB	Assembly Bill
AQMP	Air Quality Management Plan
BMP	Best Management Practices
CARB	California Air Resources Board
CBC	California Building Code
CDFG	California Department of Fish and Game
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CSA	County Service Area
DAMP	Riverside County Drainage Area Management Plan – Santa Ana and Santa Margarita Regions
EIR	Environmental Impact Report
ESA	Federal Endangered Species Act or Environmental Site Assessment
GHG	Greenhouse Gases
HCP	Habitat Conservation Plan
I-15	Interstate 15
IA	Implementing Agreement
JPR	Joint Project Review
LOS	Level of service
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Western Riverside Multiple Species Habitat Conservation Plan
n/a	Not applicable
NEPA	National Environmental Policy Act
NPDES	National Pollutant Discharge Elimination System
PRC	Public Resources Code
RSA	Regional Statistical Area
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District

### 5.1 Acronyms

SCE	Southern California Edison
SCG	Southern California Gas
SCH	State Clearinghouse
SKR	Stephens' Kangaroo Rat
SWPPP	Storm Water Pollution Prevention Plan
TVSP	Temescal Valley Sports Park
WQMP	Water Quality Management Plan

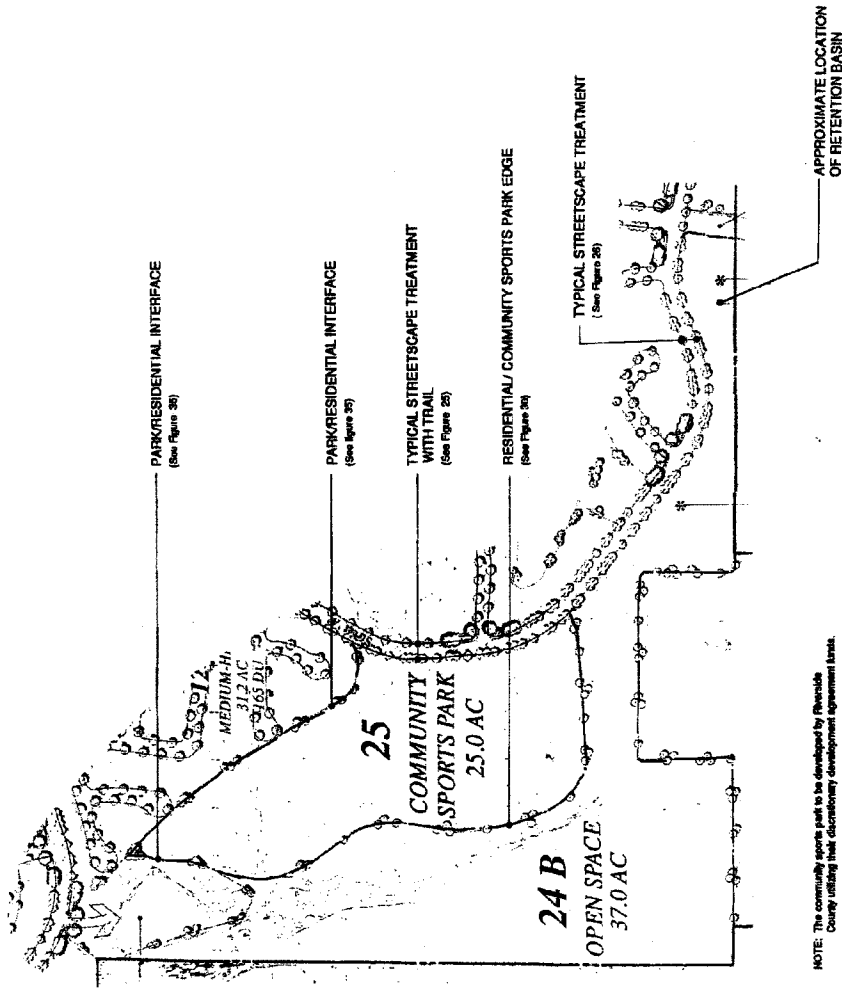
### 5.2 Units of Measurement and Chemical Symbols

CO	Carbon monoxide
CO <sub>2</sub>	Carbon dioxide
Gpd	Gallons per day
Lbs/day	Pounds per day
MG	Million gallon(s)
N <sub>2</sub> O	Nitrous oxide
NO <sub>2</sub>	Nitrogen dioxide
NO <sub>x</sub>	Oxides of nitrogen
PM-10	Particulate matter 2.5 to 10 microns in diameter
PM-2.5	Particulate matter 2.5 microns or less in diameter
SF	Square foot or square feet
SO <sub>2</sub>	Sulfur dioxide
VOC	Volatile organic compounds

# PLANNING AREAS 24B & 25

PLANNING AREA 24B  
OPEN SPACE  
37.0 ACRES

PLANNING AREA 25  
COMMUNITY SPORTS PARK  
25.0 ACRES

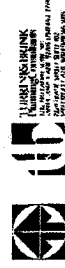


NOTE: The community sports park to be developed by Riverside County utilizing their discretionary development agreement laws.

**Sycamore Creek**

1 PARK PLAZA, SUITE 1100 IRVINE, CA 92714

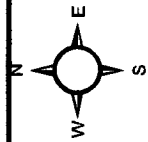
FIGURE 14 W



III 117

Figure 1

Planning Areas 24B and 25



ALBERT A.  
**WEBB**  
ASSOCIATES



**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**