



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 20, 2013

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

**RE: NOTICE OF PUBLIC HEARING: SP 256 AMENDMENT NO. 2; ZC 7786
and TTM 36316**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, June 22, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE FORMAT INTO A 1/8TH PAGE DISPLAY AD

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, June 20, 2013 10:01 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: SP 256 AMD. 2 ZC 7786 TTM 36316

Received for publication on Sat., 6/22 as 1/8th page notice

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
****Additional days required for larger ad sizes****

On Thu, Jun 20, 2013 at 9:54 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Here's the Notice that needs to be published on Saturday. Please publish as close to a 1/8 Page display. Thank you and please confirm.

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE ALBERHILL ZONING AREA, GLEN IVY ZONING AREA AND TEMESCAL ZONING AREA – FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 2, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Sycamore Creek Holdings, LLC, on **Specific Plan No. 256, Amendment No. 2** which proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734 while the net residential density would increase to 4.1 D.U./Ac; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e. "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres; **Change of Zone No. 7786**, which proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36316, Schedule A**, which proposes subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan ("the project"). The project is located southerly of Campbell Ranch Road and westerly of Interstate Highway 15 in the Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area, First Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 325**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1st Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: June 20, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 20, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 256 AMENDMENT NO. 2, ZC 7786, TTM 36316

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 2, 2013 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: June 20, 2013
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, June 20, 2013 9:56 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie
Subject: RE: POSTING: SP 256 ZC 7786 TTM 36316

received

From: Gil, Cecilia
Sent: Thursday, June 20, 2013 9:55 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: POSTING: SP 256 ZC 7786 TTM 36316

One for Posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

Gil, Cecilia

From: Tinajero, Maria <mtinajero@pe.com>
Sent: Thursday, June 20, 2013 8:39 AM
To: Gil, Cecilia
Subject: Re: thanks!

The main differences are that the ads are ordered differently in our ad system and built differently and pricing is different.

The 1/8th page display ad is ordered as a display ad in the system with exact dimensions or 3 col by 9" or 5 col. X 5.25" and built entirely by the production department. The advertising reps do nothing to the ad copy other than send it to the graphic artists so they can build the ad in a separate program (they use MAC's so I'm not sure what program they use). They can use different fonts, insert logos, etc. whereas on a liner ad, we cannot do the same thing. With the liner ad, we will set it up at 3 column width and just change the font size in order to get it as close as possible to 9 inch depth. It may be over or under by a line or two. Pricing on display ads is based on Per Column Inch and on liners is a per line rate. Since the liner ad may be off by a line or two, the pricing won't be the same. Let me know if this helps.

Thank You!

Maria G. Tinajero, Legal Advertising



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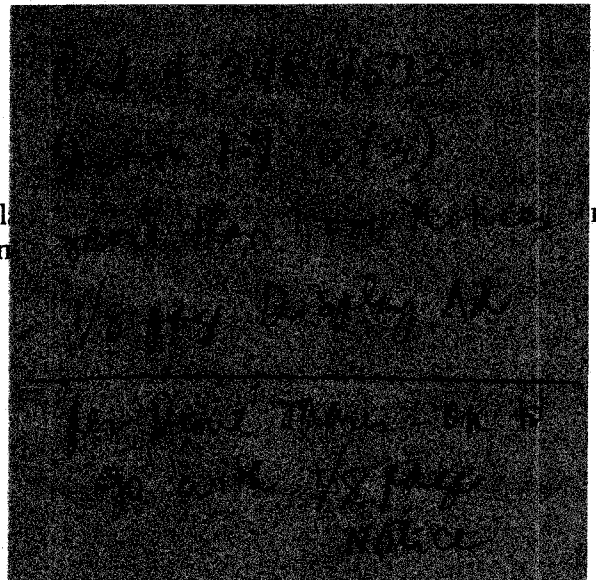
On Thu, Jun 20, 2013 at 8:23 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Maria,

Can you please tell me the difference between a 1/8 page Display Notice for this Saturday? I may need to explain it to the Planning

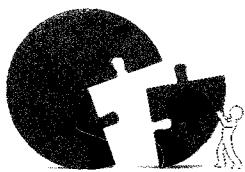
Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464



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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 15, 2013**

I. AGENDA ITEM: 3.1

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316 – Consider Addendum No. 3 to EIR No. 325

– Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15. (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres; areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule "A" a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Joel Morse, applicant's representative, (714) 505-6360 x105, spoke in favor of the proposed project.

No one spoke in opposition or a neutral position to the proposed project.

IV. CONTROVERSIAL ISSUES:

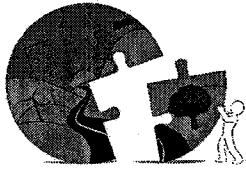
NONE

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sloman, 2nd by Chairman Petty

A vote of 3-0 (Commissioner Zuppardo was Absent; Commissioner Leach rescued herself)

CONSIDER ADDENDUM NO.3 to ENVIRONMENTAL IMPACT REPORT NO. 325, and,



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 15, 2013**

TENTATIVELY APPROVED SPECIFIC PLAN NO. 256 AMENDMENT NO. 2, and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7786, and,

APPROVED TENTATIVE TRACT NO. 36316.

CD

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

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1 established in Zone R3, 10 feet, 10 feet and 5 feet respectively, except that a side
2 yard area may be reduced to zero feet if the dwelling units are arranged so that the
3 party wall is on the lot line (commonly referred to as a zipper or zero lot line
4 configuration).

5 C. Chimneys and fireplaces may encroach into the required side yard
6 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
7 drainage can be maintained. Patio covers may encroach five feet (5') into the
8 required rear yard setback. No other structural encroachments shall be permitted
9 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
10 No. 348.

11 Additionally, the following development standards shall also apply:

12 AA. The maximum lot coverage of buildings with patio covers
13 shall be sixty percent (60%). The maximum lot coverage of buildings
14 without patio covers shall be fifty percent (50%).

15 BB. The minimum frontage of a lot shall be forty feet (40') for
16 standard lots and fifty feet (50') for wide and shallow lots, except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of
18 thirty feet (30'). Lot frontage along curvilinear streets may be measured at
19 the building setback in accordance with zone development standards.

20 CC. Where a zero lot line design is utilized, the total side setback
21 between structures shall be ten feet (10') in width.

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

24 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

25 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of
26 Specific Plan No. 256 shall be the same as those uses permitted in Article VIIIId, Section
27 8.91 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall
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1 not be permitted.

2 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B
3 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId,
4 Section 8.93 of Ordinance No. 348 except that the development standards set forth in
5 Article VIIIId, Section 8.93.a., b. and d. shall be deleted and replaced by the following:

6 A. The minimum lot area for the individual lots used as a residential
7 building site shall be five thousand (5,000) square feet. The minimum width of
8 each lot area shall be forty-five feet (45') and the minimum depth shall be eighty
9 feet (80').

10 B. The front, rear, and side yards shall not be less than that
11 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side
12 yard area may be reduced to zero feet if the dwelling units are arranged so that the
13 party wall is on the lot line (commonly referred to as a zipper or zero lot line
14 configuration).

15 C. Chimneys and fireplaces may encroach into the required side yard
16 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
17 drainage can be maintained. Patio covers may encroach five feet (5') into the
18 required rear yard setback. No other structural encroachments shall be permitted
19 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
20 No. 348.

21 Additionally, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty-five percent (55%). The maximum lot coverage of buildings
24 without patio covers shall be fifty percent (50%).

25 BB. The minimum frontage of a lot shall be forty-five feet (45'),
26 except that lots fronting on knuckles or cul-de-sacs may have a minimum
27 frontage of thirty- five feet (35'). Lot frontage along curvilinear streets
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1 may be measured at the building setback in accordance with zone
2 development standards.

3 CC. Where a zero lot line design is utilized, the alternate side
4 yard shall be not less than ten feet (10') between structures.

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

7 c. Planning Areas 5A and 5B.

8 (1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256
9 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.
10 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

11 (2) The development standards for Planning Areas 5A and 5B of Specific
12 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
13 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
14 Section 8.93.a., b. and d. shall be deleted and replaced by the following:

15 A. The minimum lot area for the individual lots used as a residential
16 building site shall be three thousand (3,000) square feet. The minimum width of
17 each lot shall be thirty-five feet (35') and the minimum depth shall be sixty feet
18 (60').

19 B. The front, rear, and side yards shall not be less than that
20 established in Zone R-3, 10 feet, 10 feet and 5 feet respectively, except that a side
21 yard area may be reduced to zero feet if the dwelling units are arranged so that the
22 party wall is on the lot line (commonly referred to as a zipper or zero lot line
23 configuration).

24 C. Chimneys and fireplaces may encroach into the required side yard
25 setback a maximum of two feet (2'), if it can be demonstrated that appropriate
26 drainage can be maintained. Patio covers may encroach five feet (5') into the
27 required rear yard setback. No other structural encroachments shall be permitted
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1 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
2 No. 348.

3 Additionally, the following standards shall also apply:

4 AA. The maximum lot coverage of buildings with patio covers
5 shall be sixty percent (60%). The maximum lot coverage of buildings
6 without patio covers shall be fifty percent (50%).

7 BB. The minimum frontage of a lot shall be thirty-five feet
8 (35'), except that lots fronting on knuckles or cul-de-sacs may have a
9 minimum frontage of thirty feet (30'). Lot frontage along curvilinear
10 streets may be measured at the building setback in accordance with zone
11 development standards.

12 CC. Where a zero lot line design is utilized, the alternate side yard
13 shall not be less than ten feet (10') between structures.

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

16 d. Planning Area 7.

17 (1) The uses permitted in Planning Area 7 of Specific Plan No. 256 shall be
18 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348
19 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

20 (2) The development standards for Planning Area 7 of Specific Plan No. 256
21 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance
22 No. 348 except that the development standards set forth in Article VIIIId, Section 8.93 a.,
23 b., and d. shall be deleted and replaced by the following.

24 A. The minimum lot area for individual lots used as a residential
25 building site shall be three thousand six hundred (3,600) square feet. The
26 minimum width of each lot shall be forty five feet (45') and the minimum depth
27 shall be seventy five feet (75').
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1 B. The minimum front yard setback (to a habitable portion of the
2 main structure or an above-grade porch) shall be twelve feet (12'). The minimum
3 front yard setback for at-grade courtyards shall be six feet (6'). The minimum
4 front yard setback to the garage shall be twenty feet (18') for standard garages and
5 twelve feet (12') for side-in garages. The minimum interior side yard setback
6 shall be five feet (5') and the minimum street side yard setback shall be ten feet
7 (10'). The minimum rear yard setback shall be ten feet (10').

8 C. Chimneys and fireplaces may encroach into the required side yard
9 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
10 required rear yard setback. No other structural encroachments shall be permitted
11 in the front, rear, or side yard except as provided for in Section 18.19 of
12 Ordinance No. 348.

13 D. The maximum lot coverage of buildings with patios shall be fifty
14 five percent (55%). The maximum lot coverage of buildings without patios shall
15 be fifty percent (50%).

16 E. A minimum of ten percent (10%) of homes in Planning Area 7
17 shall have a single-story profile.

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

20 e. Planning Areas 10 and 14.

21 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No.
23 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

24 (2) The development standards for Planning Areas 10 and 14 of Specific Plan
25 No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93 of
26 Ordinance No. 348 except that the development standards set forth in Article VIIIId,
27 Section 8.93.a., b., and d. shall be deleted and replaced by the following:
28

1 A. The minimum lot area for the individual lots used as a residential
2 building site shall be seven thousand two hundred (7,200) square feet. The
3 minimum width of each lot shall be fifty feet and the minimum depth shall be
4 eight feet (80').

5 B. The minimum front yard shall be ten feet (10') for buildings that do
6 not exceed thirty-five feet (35') in height and the minimum rear yard shall be
7 fifteen feet (15') for buildings that do not exceed thirty-five (35') in height. Any
8 portion of a building which exceeds thirty-five feet (35') in height shall be set
9 back from the front and rear lot lines no less than ten feet (10') for the front yard
10 or fifteen feet (15') for the rear yard plus two feet (2') for each foot by which the
11 height exceeds thirty-five feet (35'). The rear setback shall be measured from the
12 existing rear lot line or from any recorded alley or easement.

13 C. The minimum side yard shall be five feet (5') for buildings that do
14 not exceed thirty-five feet (35') in height. Any portion of a building which
15 exceeds thirty-five feet (35') in height shall be set back from each side lot line five
16 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five
17 feet (35'); if the side yard adjoins a street, the side setback requirement shall be
18 the same as required for a front setback. No structural encroachments shall be
19 permitted in the front, rear or side yard except as provided in Section 18.19 of
20 Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. The maximum lot coverage of buildings with patio covers
23 shall be fifty percent (50%). The maximum lot coverage of buildings
24 without patio covers shall be forty-five percent (45%).

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

27 f. Planning Area 9.
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1 (1) The uses permitted in Planning Area 9 of Specific Plan No. 256 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1)
4 and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
5 8.100.a. shall also include public schools.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 256
7 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

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

11 g. Planning Area 13.

12 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

14 (2) The development standards for Planning Area 13 of Specific Plan No. 256
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article VI, Section 6.2(b) and
17 (e)(3), shall be deleted and replaced by the following:

18 A. Lot area shall not be less than ten thousand (10,000) square feet.
19 The minimum lot area shall be determined by excluding that portion of a lot that
20 is used solely for access to the portion of a lot used as a building site.

21 B. The rear yard shall be not less than twenty feet (20').

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

24 h. Planning Area 16.

25 (1) The uses permitted in Planning Area 16 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIIb, Section 6.50 of Ordinance No. 348.

27 (2) The development standards for Planning Area 16 of Specific Plan No. 256
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1 shall be the same as those standards identified in Article VIb of Ordinance No. 348,
2 except that the development standards set forth in Article VIb, Section 6.52 shall be
3 deleted and replaced by the following:

4 A. Lot size shall not be less than one (1) acre, with a minimum lot
5 width of one hundred feet (100') and a minimum lot depth of one hundred fifty
6 feet (150').

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

9 i. Planning Areas 17A and 17B.

10 (1) The uses permitted in Planning Areas 17A and 17B of Specific Plan No.
11 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance
12 No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be permitted.

13 (2) The development standards for Planning Areas 17A and 17B of Specific
14 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
15 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
16 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

17 A. The minimum lot area for individual lots used as a residential
18 building site shall be five thousand (5,000) square feet. The minimum width of
19 each lot shall be fifty feet (50') and the minimum depth shall be one hundred feet
20 (100').

21 B. The minimum front yard setback (to a habitable portion of the
22 main structure or a porch) shall be twelve feet (12'). The minimum front yard
23 setback to the garage shall be twenty feet (20') for standard garages and twelve
24 feet (12') for side-in garages. The minimum interior side yard setback shall be
25 five feet (5') and the minimum street side yard setback shall be ten feet (10').
26 The minimum rear yard setback shall be twenty feet (20').

27 C. Chimneys and fireplaces may encroach into the required side yard
28

1 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
2 required rear yard setback. No other structural encroachments shall be permitted
3 in the front, rear, or side yard except as provided for in Section 18.19 of
4 Ordinance No. 348.

5 D. The maximum lot coverage of buildings with patios shall be fifty
6 five percent (55%). The maximum lot coverage of buildings without patios shall
7 be fifty percent (50%).

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

10 j. Planning Areas 17C and 17D.

11 (1) The uses permitted in Planning Areas 17C and 17D of Specific Plan No.
12 256 shall be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance
13 No. 348 except the uses permitted pursuant to Section 8.91.f shall not be permitted.

14 (2) The development standards for Planning Areas 17C and 17D of Specific
15 Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
16 of Ordinance No. 348 except that the development standards set forth in Article VIIIId,
17 Section 8.93.a., b., c., and d. shall be deleted and replaced by the following.

18 A. The minimum lot area for individual lots used as a residential
19 building site shall be six thousand (6,000) square feet. The minimum width of
20 each lot shall be sixty feet (60') and the minimum depth shall be one hundred feet
21 (100').

22 B. The minimum front yard setback (to a habitable portion of the
23 main structure or a porch) shall be twelve feet (12'). The minimum front yard
24 setback to the garage shall be twenty feet (20') for standard garages and twelve
25 feet (12') for side-in garages. The minimum interior side yard setback shall be
26 five feet (5') and the minimum street side yard setback shall be ten feet (10').
27 The minimum rear yard setback shall be twenty feet (20').
28

1 C. Chimneys and fireplaces may encroach into the required side yard
2 setback a maximum of two feet (2'). Patios may encroach five feet (5') into the
3 required rear yard setback. No other structural encroachments shall be permitted
4 in the front, rear, or side yard except as provided for in Section 18.19 of
5 Ordinance No. 348.

6 D. The maximum lot coverage of buildings with patios shall be fifty
7 percent (50%). The maximum lot coverage of buildings without patios shall be
8 forty five percent (45%).

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

11 k. Planning Areas 18 and 19.

12 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 256
13 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.
14 348, except that uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the
15 permitted uses identified under Section 9.50.a shall also include water works and other
16 utilities, both public and private, and temporary real estate sales offices located within
17 Specific Plan No. 256 to be used only for and during the original sale of dwelling units
18 within Specific Plan No. 256.

19 (2) The development standards for Planning Areas 18 and 19 of Specific Plan
20 No. 256 shall be the same as those standards identified in Article IXb, Section 9.53 of
21 Ordinance No. 348.

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

24 l. Planning Areas 11, 20A, 24A, 25 and 28

25 (1) The uses permitted in Planning Areas 11, 20A, 24A, 25 and 28 of Specific
26 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
27 Ordinance No. 348. except that the uses permitted pursuant to Section 8.100.a.(1) and (9)
28

1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a
2 shall also include playgrounds, tot lots, athletic fields, passive parks, undeveloped open
3 space, trails and landscape buffers.

4 (2) The development standards for Planning Areas 11, 20A, 24A, 25 and 28
5 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
6 Section 8.101 of Ordinance No. 348.

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

9 m. Planning Areas 23A, 23B, 23C, and 23D

10 (1) The uses permitted in Planning Areas 23A, 23B, 23C, and 23D of Specific
11 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
12 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6),
13 (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
14 identified under Section 8.100.a. shall also include green belts and open space.

15 (2) The development standards for Planning Areas 23A, 23B, 23C, and 23D
16 of Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe,
17 Section 8.101 of Ordinance No. 348.

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

20 n. Planning Areas 20B and 21.

21 (1) The uses permitted in Planning Areas 20B and 21 of Specific Plan No. 256
22 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
23 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),
24 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
25 identified under Section 8.100.a. shall also include undeveloped open space and
26 interpretive center.

27 (2) The development standards for Planning Areas 21 and 20B of Specific
28

1 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
2 8.101 of Ordinance No. 348.

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

5 o. Planning Area 22.

6 (1) The uses permitted in Planning Area 22 of Specific Plan No. 256 shall be
7 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),
9 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
10 identified under Section 8.100.a. shall also include undeveloped open space.

11 (2) The development standards for Planning Area 22 of Specific Plan No. 256
12 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

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

16 n. Planning Areas 24B and 24C.

17 (1) The uses permitted in Planning Areas 24B and 24C of Specific Plan No.
18 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
19 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),
20 (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted
21 uses identified under Section 8.100.a. shall also include undeveloped open space, trails
22 and landscape buffers.

23 (2) The development standards for Planning Areas 24B and 24C of Specific
24 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
25 8.101 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same
27 as those requirements identified in Article VIIIe of Ordinance No. 348.
28

1 n. Planning Area 24D.

2 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
4 except that the uses permitted pursuant to Section 8.100.a.(1),(2), (3), (4), (5), (6), (8) and
5 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
6 Section 8.100.a. shall also include open space and water tanks/pumping stations.

7 (2) The development standards for Planning Area 24D of Specific Plan No.
8 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
9 Ordinance No. 348.

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

12 o. Planning Area 26

13 (1) The uses permitted in Planning Area 26 of Specific Plan No. 256 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
15 except that the uses permitted pursuant to Section 8.100.a.(1) and (9) shall not be
16 permitted. In addition, the permitted uses identified under Section 8.100.a shall also
17 include playgrounds, tot lots, athletic fields, active recreation parks, passive parks,
18 undeveloped open space, trails, and landscape buffers.

19 (2) The development standards for Planning Area 26 of Specific Plan No. 256
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

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

24 p. Planning Area 27.

25 (1) The uses permitted in Planning Area 27 of Specific Plan No. 256 shall be
26 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
27 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),
28

1 and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified
2 under Section 8.100.a. shall also include undeveloped open space and trails.

3 (2) The development standards for Planning Area 27 of Specific Plan No. 256
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
5 Ordinance No. 348.

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

8 p. Planning Area 29.

9 (1) The uses permitted in Planning Area 29 of Specific Plan No. 256 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
11 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8);
12 Section 8.100.b.(1); and Section 8.1.c.(1) shall not be permitted.

13 (2) The development standards for Planning Area 29 of Specific Plan No. 256
14 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
15 Ordinance No. 348.

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

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27 ///

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

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

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

By: _____
Deputy

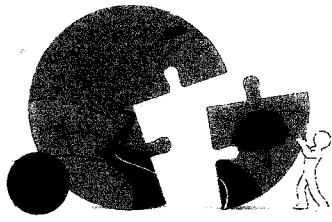
(SEAL)

APPROVED AS TO FORM:
June __, 2013

By: Michelle Clack
Deputy County Counsel

MPC:md
052913

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Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 14, 2013
TO: Planning Commission
FROM: Matt Straite, Project Planner
RE: **Agenda Item 3.1- Condition Modifications and Additional Findings**

This memo has three sections:

- **Section 1** explains some modifications to Conditions of Approval included in the Staff Report.
- **Section 2** includes additional findings related to Fire that are mandated by State Law.
- **Section 3** includes a draft version of the Zoning Ordinance which was distributed to the Planning Commission via email on May 9th.

Section 1- Condition Modifications

1. The condition set for TR36316 showed a condition of approval from a different project- 60.EPD.8. That condition did not apply to the case and has been deleted.
2. The applicant has requested a slight change to the following condition of approval (changes shown in ~~redline-strikeout~~)

80.PLANNING.16 - BUILDING SEPARATION 2

Building separation between all buildings shall not be less than ten (10) feet.
Additional encroachments are only allowed as permitted by the SPECIFIC PLAN
zoning Ordinance. ~~County Ordinance No. 348.~~

3. Due to a computer error, Staff is proposing modifications to the park trigger conditions of approval. These changes were agreed upon between the applicant and staff.

30.Planning.45

PARK PLANS REQ PA26

~~Plans for the park in Planning Area 26 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 26 are approved or approved concurrently.~~

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.46

PARK CONST REQ PA26

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 26 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed, planted and operational.

30.Planning.47

PARK PLANS REQ PA24a

~~Plans for the park in Planning Area 24a including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 24a are approved or approved concurrently.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.48

PARK CONST REQ PA24a

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 24a shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

~~Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.~~

30.Planning.49

PARK PLANS REQ PA24d

~~Plans for the park in Planning Area 24d including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 24d are approved or approved concurrently.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

~~Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.~~

30.Planning.50

PARK CONST REQ PA24d

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 24d shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):~~

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

30.Planning.51

PARK PLANS REQ PA27

~~Plans for the park in Planning Area 27 including landscaping, facilities, maintenance, and ownership, shall be approved prior to or concurrently with the first subdivision/ multifamily project in Planning Area 17a, b, c, and/or d. Any subdivision or multifamily project in Planning Area 17a, b, c, and/or d shall not be approved unless the park/open space plans for Planning Area 27 are approved or approved concurrently.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.Planning.52

PARK CONST REQ PA27

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The park/open space for Planning Area 27 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 42th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 27 shall be constructed, planted and operational.

400 30.Planning.5XX

PARK CONST REQ PA28

~~Prior to the issuance of the 1335th occupancy permit within the SPECIFIC PLAN, the park within Planning Area 28 shall be constructed in accordance with approved park plans and be fully operable.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1308th building permit within the SPECIFIC PLAN, the park/open-space for Planning Area 28 shall be constructed and operational.

30.Planning.55

BASIN REQ PA29

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~The landscaped basin for Planning Area 29 shall be constructed prior to the 1st building permit issuance in Planning Area 17a, b, c, and/or d.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

30.Planning.56

OPEN SPACE DEDIACTION PA20b

~~Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity prior to the 1st building permit issuance in Planning Area 15a.~~

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1308th building permit within the SPECIFIC PLAN, the open space-conservation area shown on the SPECIFIC PLAN Land Use Plan as Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity.

100.Planning.02

INTERPRETIVE CENTER

PRIOR TO THE ISSUANCE OF THE ~~1,737th~~ 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.Planning.03

TEMESCAL VALLEY MONU PLANS

~~PRIOR TO THE ISSUANCE OF THE 1,044th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved.~~

PRIOR TO THE ISSUANCE OF THE 1,309th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved by the County. The Guidelines call for a Secondary Entry Monument near Indian Truck Trail and Campbell Ranch Road intersection. The monument shall be constructed in accordance with the design standards established in the Temescal Valley Design Guidelines.

100.Planning.4

TEMESCAL VALLEY MONU CONST

PRIOR TO THE ISSUANCE OF THE ~~1,544th~~1,455th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

Section 2- Additional Findings

The following findings are hereby added to those listed in the staff report (the numbering continues from the findings in the staff report):

10. This land division is located within a very high fire hazard severity zone.
11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing adequate fuel modification standards, as shown in the fuel modification plan, acceptable to the Riverside County Fire Department.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by meeting County and State standards reflected in the project design and reviewed by the Fire Department, and through the conditions of approval which specifically require Fire design features such as blue dot reflectors, specific Hydrant spacing, specific roofing materials, specific gate design details, adherence to the fuel modification plan, and requirements for built in sprinklers for each structure over a certain size.

Section 3- See attached draft Zoning Ordinance

Agenda Item No.:

Area Plan: Temescal Canyon

Zoning Area: Alberhill, Glen Ivy, and Temescal

Supervisory District: First/First

Project Planner: Matt Straite

Planning Commission: May 15, 2013

**SPECIFIC PLAN NO. 256, AMENDMENT NO. 2,
CHANGE OF ZONE NO. 7786**

TENTATIVE TRACT MAP NO. 36316

ADDENDUM NO. 3 to EIR NO. 325

Applicant: Sycamore Creek Holdings, LLC

Engineer/Representative: T & B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 256 Amendment No. 2 (Sycamore Creek)(SP256A2) proposes:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 D.U./Ac.;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area No. 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area No. 22; and,
- Acreage for internal roadways would remain unchanged at 40.7 acres.
- Planning Area Land Use designations have been modified to match the General Plan.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Area Nos 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).¹

Change of Zone No. 7786 proposes to amend the existing approved Specific Plan Zoning Ordinance to reflect the revisions proposed to the Specific Plan and to formalize the boundaries of Planning Area Nos 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 is a gated Schedule "A" map subdividing (the new) Planning Area No. 7 into 87 residential lots with sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined. The streets will be private streets. Additionally, the map identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

ISSUES OF POTENTIAL CONCERN:

¹ For a more detailed project description see attached Environmental Assessment for Addendum No. 3 to EIR No. 325.

Multi Family Housing Supply

The Tentative Map and Specific Plan Amendment propose to reduce the density in the new Planning Area No. 7 from a higher, multi-family density (High Density Residential) to a more traditional single family detached product type on smaller lots. The Planning Department has expressed concern regarding any reduction of designations that foster multi-family housing within the entire Temescal Canyon area.

The original Sycamore Creek Specific Plan (SP256) was originally approved in 2004. However, in 2010 the Board of Supervisors adopted the neighboring Serrano Commerce Center Specific Plan (SP353) which is an industrial Specific Plan featuring over 6,000,000 square feet of job generating uses. Once the Board adopted such a significant job generating use in this area of the County, it became critical that housing in the area be able to respond to such needs. A successful business park/light industrial area needs to have a range of housing types in close proximity to the jobs. Surrounding housing should include larger lot single family homes for management of the future use, as well as multifamily housing for the working force. Without a proper mix of housing, not only will future employees of the Specific Plan No. 353 be required to drive great distances to work, but the business park may have trouble attracting successful business and companies to fill the six million square feet of space. A proper mix of housing is a significant factor in many businesses models when determining where they will locate their businesses.

Additionally, in order to create healthy communities, as required by the General Plan, the County needs to assure that any work force lives within a reasonable drive, and possibly a reasonable walk, to their employment centers. Any erosion of the multi-family housing stock will require many low wage earners to commute from the Corona or Elsinore area. Such a concept works against the goals of the General Plan and healthy communities.

However, market realities and General Plan ideologies do not always mix. The Serano Commerce Center Specific Plan is not yet constructed. There is currently no surge of jobs in this area. As a result there is less demand for multi-family housing. Requests by developers to implement the current market demand are understandable. The market demand *today* in this area is single family detached housing. However, it is critical to keep in mind that implementation of the General Plan requires a long range perspective; even if that perspective clashes with current market forces.

Therefore, any request to reduce multi-family housing is a concern to Planning. Because the revisions to the Sycamore Creek Specific Plan proposed to eliminate all multi-family opportunities from the plan, Planning requested that T&B, the applicant's representatives, do an analysis of all multi-family opportunities up and down the Temescal corridor. Based on that analysis it appears that a sufficient amount of other multi-family housing opportunities exist in the area to support the changes proposed by the applicant. However, the Planning Department would not advise any further reduction in the multi-family housing stock in the Temescal Canyon area for the reasons stated above.

Higher Density Small Lot Subdivisions

The Planning Commission in the past has expressed concern with residential subdivisions generally under 5,000 square feet. The Commission has often indicated that as the density increases, the level of detail provided by the applicant should increase. Details become increasing important to issues of compatibility, livability, and function. Support of a project can often hinge on very specific detail such as

the design of a fence, and the placement of windows and street furniture. The proposed tract map was designed to address many of these concerns, and has provided exhibits to explain and illustrate these details. Floor Plans, elevations, maintenance plans and landscape plans have been provided and are attached. In addition, staff was concerned with the possible overwhelming presence of garage doors in the street scene, as can often be the case with small lots. Often an alternative product design like alley loaded units or zipper lots can address this by pulling the architecture to the street and placing garages to the rear of the units. This proposed map as addressed this issue by requiring deep front porches with pony walls in the front of some structures in an attempt to break up the street scene. This approach was satisfactory to staff. A rendering was provided to illustrate these and is attached to the staff report.

Neighbors Concerns

There are three neighbors that have expressed concerns with the project

- **Werner Mines.** To the west of the project site is a collection of mining projects that is currently under many ownerships, but mostly the Werner Corporation. The applicants for the Project have been working closely with Staff and the neighboring mines to assure that the changes to the Specific Plan do not negatively impact the mines, and to assure the inverse is also true, that the mines do not impact the Specific Plan. Part of the proposed changes to the Specific Plan includes increasing the density in area now called Planning Area Nos. 17a, b, and c. These were designated for low density development previously, but now these areas are proposed to be Medium Density Residential (MDR). The original Specific Plan called for a buffer, and that has remained in the new version of the plan. The applicant's representatives have crafted the new Planning Areas to address the viewshed with berms and landscaping. Most other compatibility issues were addressed in the EIR and their addenda.
- **Ms. Gray.** Ms. Gray lives on a small parcel of land also to the west of the proposed Planning Area Nos. 17a, b, and c. She currently takes access through the project site. Her concerns are more specifically addressed in the design of the neighboring proposed Tentative Tract Map No. 36317, which is not part of this project and will be coming soon to the Planning Commission for a hearing. However, she has concerns with privacy and access. The applicant and Staff have worked with Ms. Gray to address her concerns. This is not to imply that she has expressed support for the project; however, we have met with her and made modifications to the design to address her concerns. A berm has been placed between her existing structure and the proposed residential units in the Specific Plan. Additionally, Ms. Gray will have access through Planning Area No. 17d.
- **Mr. Kiley.** Located just south of Planning Area No. 15b and east of Planning Area Nos. 17a, b, c, and 27, Mr. Kiley has also indicated a desire to develop his property. The Specific Plan has been crafted to facilitate future access to Mr. Kiley's property and all drainage for the Sycamore Creek Specific Plan has been designed to accept Mr. Kiley's offsite flows and to accommodate eventual development. Mr. Kiley's property is part of GPA960, the County General Plan update, to revise his Land Use designations to accommodate development and conservation on his land.

Fuel Modification Areas

The proposed map includes fuel modification areas within residential backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures. An easement has been required in condition

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50.Planning.26 to inform the homeowners as soon as possible. In addition, staff had concerns that the homeowner may not adhere to the planting requirements; thus condition 90.Planning.15² has been added to the project requiring all backyards in a fuel modification area to be planted prior to sale by the developer with appropriate landscaping. The intent is that a homeowner will be less likely to replace all the landscaping if it exists at the point of sale.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space - Conservation Habitat (OS:CH) to the south and east.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. Existing Land Use (Ex. #1): Single Family, School, Retail, Conservation Habitat and Vacant Land.
6. Surrounding Land Use (Ex. #1): Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
7. Project Data: Total Acreage: 345.4 Acres (PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres)
Total Planning Areas: 14
8. Environmental Concerns: See attached Addendum No. 3 to EIR No. 325

² Please note, the conditions provided in this staff report do not reflect the tract map being 'attached' to the Specific Plan. That means the Specific Plan conditions of approval are not reflected in the tract map conditions. This is done intentionally to make the review of the conditions easier. If the map were 'attached' to the Specific Plan, than the Specific Plan conditions of approval would be included in the tract map conditions. Planning was trying to avoid having the same conditions shown twice in the full set of conditions, which would be confusing. The map will be 'attached' to the Specific Plan prior to the creation of the final documents (called 'pinks').

RECOMMENDATIONS:

CONSIDERATION of a **ADDENDUM NO.3** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 256 AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7786**, formalizing the Planning Area Boundaries for Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29 of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36316**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.
4. The zoning for the subject site is Specific Plan (SP).
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
7. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of

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conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.

8. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
9. Pursuant to CEQA section 15164, overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR No. 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:
 - a. Subsequent to the certification of EIR No. 325 and approval of SP No. 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 325.
 - e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 325. Specifically, these updated technical reports concluded as follows:
 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 256 and FEIR No. 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR No. 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 325;

5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR No. 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR No. 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area No. 22. Conservation of Planning Area No. 22 ensures that SP No. 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR No. 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and Very Low Density Residential (VLDR) (1 Ac. Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through mitigation the project is consistent with the neighboring mining uses.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. an area drainage plan, or dam inundation area;

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- b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
- a. The city of Corona sphere of influence;
 - b. The boundaries of the County Service Area No. 134;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. A fault zone;
 - e. An area subject to low to moderate liquefaction;
 - f. Several MSHCP criteria cells; and,
 - g. Partially within a 100-year flood plain.

See attached list for all APN's associated with the Specific Plan.

MS

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Date Prepared: 01/01/01

Date Revised: 04/08/13

Sycamore Creek SPA No. 256
APN List (Updated August 30, 2011)

290060067, 290060068, 290060069, 290060070, 290080025, 290110042, 290110045, 290110047, 290110050, 290130032, 290130044, 290130066, 290130067, 290160017, 290430001, 290430002, 290430003, 290430004, 290430005, 290430006, 290430007, 290430008, 290430009, 290430010, 290430011, 290430012, 290430013, 290430014, 290430015, 290430016, 290430017, 290430018, 290430019, 290430020, 290430021, 290430022, 290430023, 290430024, 290430025, 290430026, 290430027, 290430028, 290430029, 290430030, 290430031, 290430032, 290430033, 290430034, 290430035, 290430036, 290430037, 290430038, 290430039, 290430040, 290430041, 290430042, 290430043, 290430044, 290430045, 290431001, 290431002, 290431003, 290431004, 290431005, 290431006, 290431007, 290431008, 290431009, 290431010, 290431011, 290431012, 290431013, 290431014, 290431015, 290431016, 290431017, 290431018, 290431019, 290431020, 290431021, 290431022, 290431023, 290431024, 290431025, 290431026, 290431027, 290431028, 290432001, 290432002, 290432003, 290432004, 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RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07317/SP00256A2/TR36316/TR36317 VICINITY/POLICY AREAS

Supervisor Buster
 District 1

Date Drawn: 8/29/11
 Vicinity Map



Zoning Area: Temescal, Alberhill and Glen Ivy

Township/Range: T5SR6W

Section: 12

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 355-2200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://planning.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 834 2G
 Edition 2009



Date Drawn: 8/29/11
Exhibit 5

The map displays a complex network of land use designations across a portion of San Diego. Key features include:

- Land Use Designations:** Various codes are scattered throughout the map, including MDR (Medium Density Residential), MHDR (Medium-High Density Residential), BP (Business Professional), LI (Light Industrial), Fwy (Freeway), OS-W (Office/Professional), CR (Community Residential), OS-C (Office/Community), OS-R (Office/Residential), OS-CH (Office/Community High), RM (Residential Medium Density), OS-RUR (Office/Residential Rural), OS-MIN (Office/Minimum), OS-CH (Office/Community High), OS-W (Office/Professional), RR (Railroad), LI (Light Industrial), OS-W (Office/Professional), CR (Community Residential), OS-C (Office/Community), OS-R (Office/Residential), MHDR (Medium-High Density Residential), MDR (Medium Density Residential), VLDR (Very Low Density Residential), OS-C (Office/Community), RR (Railroad), OS-CH (Office/Community High), RM (Residential Medium Density), OS-W (Office/Professional), RR (Railroad), and RM (Residential Medium Density).
- Transportation Infrastructure:** Major roads include Interstate 15 (I-15), State Route 56 (SR-56), and several local roads such as Mayfield Rd, Temescal Canyon Rd, Indian Truck Trl, De Palma Rd, and Glen Eden Rd. A railroad line is also shown.
- Geographic Features:** The map shows a mix of urban, suburban, and rural areas, with varying shades of gray and patterns indicating different land use types.
- Central Area:** A central area is labeled '717.1 AC', likely representing a specific land parcel or project area.

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
Thomas Bros. Pg. 834 2G
Edition 2009

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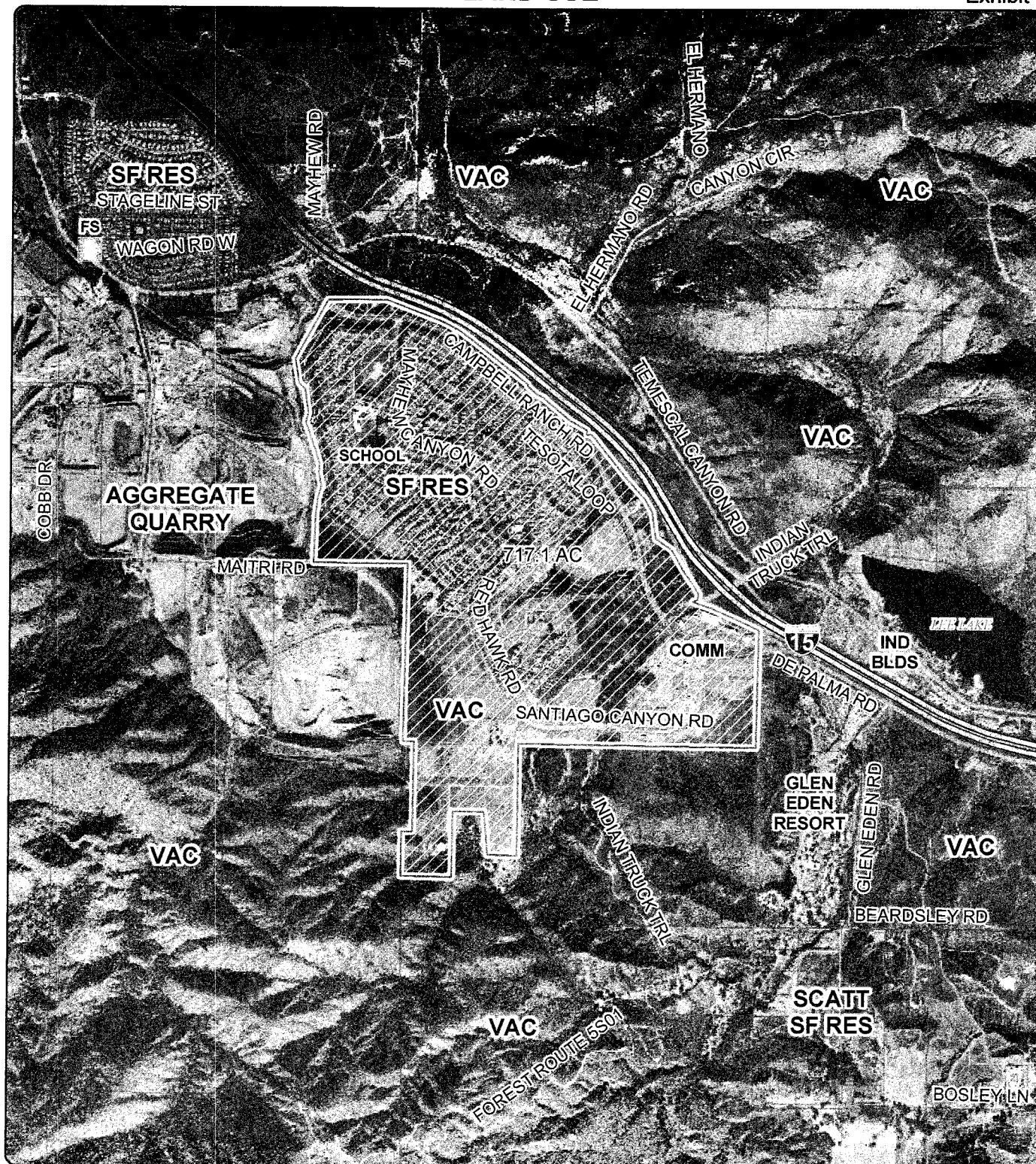


0 600 1,200 2,400 3,600 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
LAND USE

Supervisor Buster
 District 1

Date: 8/29/11
 Exhibit 1



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

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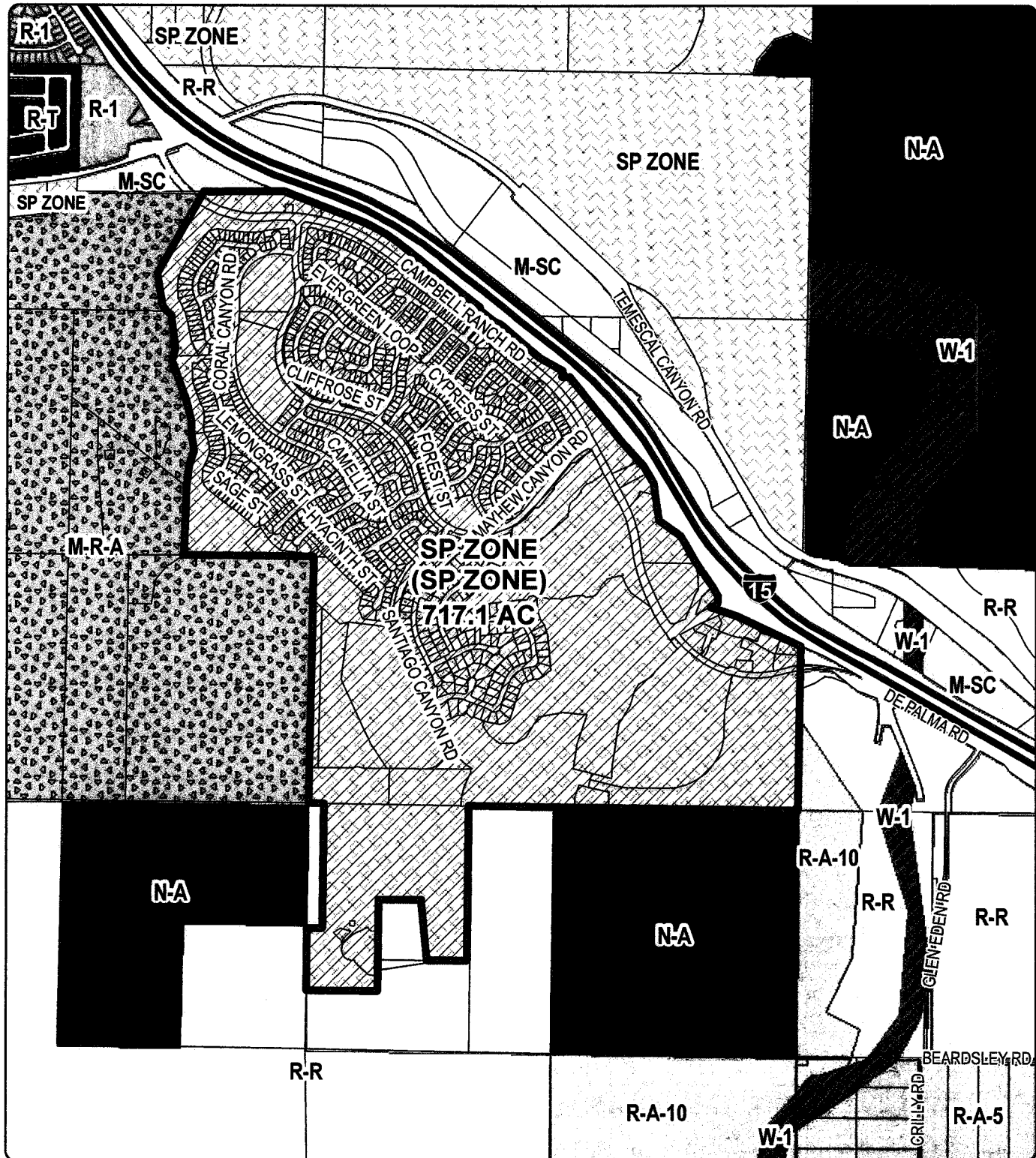


0 750 1,500 3,000 4,500 6,000 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07317/SP00256A2/TR36316/TR36317
PROPOSED ZONING

Supervisor Buster
 District 1

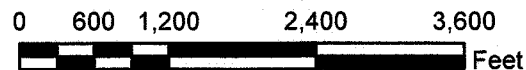
Date: 8/29/11
 Exhibit 3



Zoning Area: Temescal, Alberhill and Glen Ivy
 Township/Range: T5SR6W
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65
 Thomas Bros. Pg. 834 2G
 Edition 2009

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Sycamore Creek SPECIFIC PLAN LAND USE PLAN

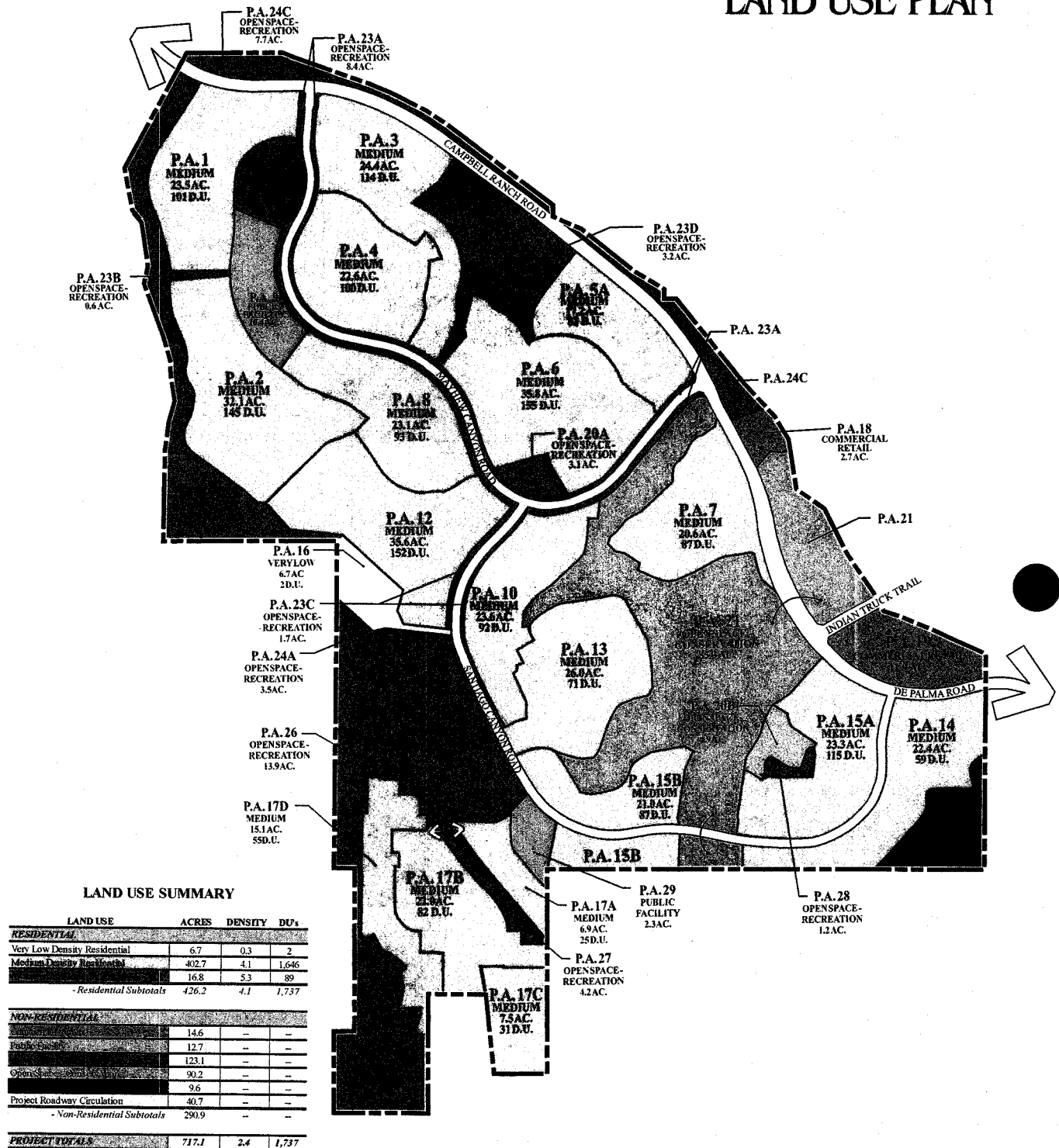


Figure 3

Sycamore Creek SPECIFIC PLAN LAND USE PLAN

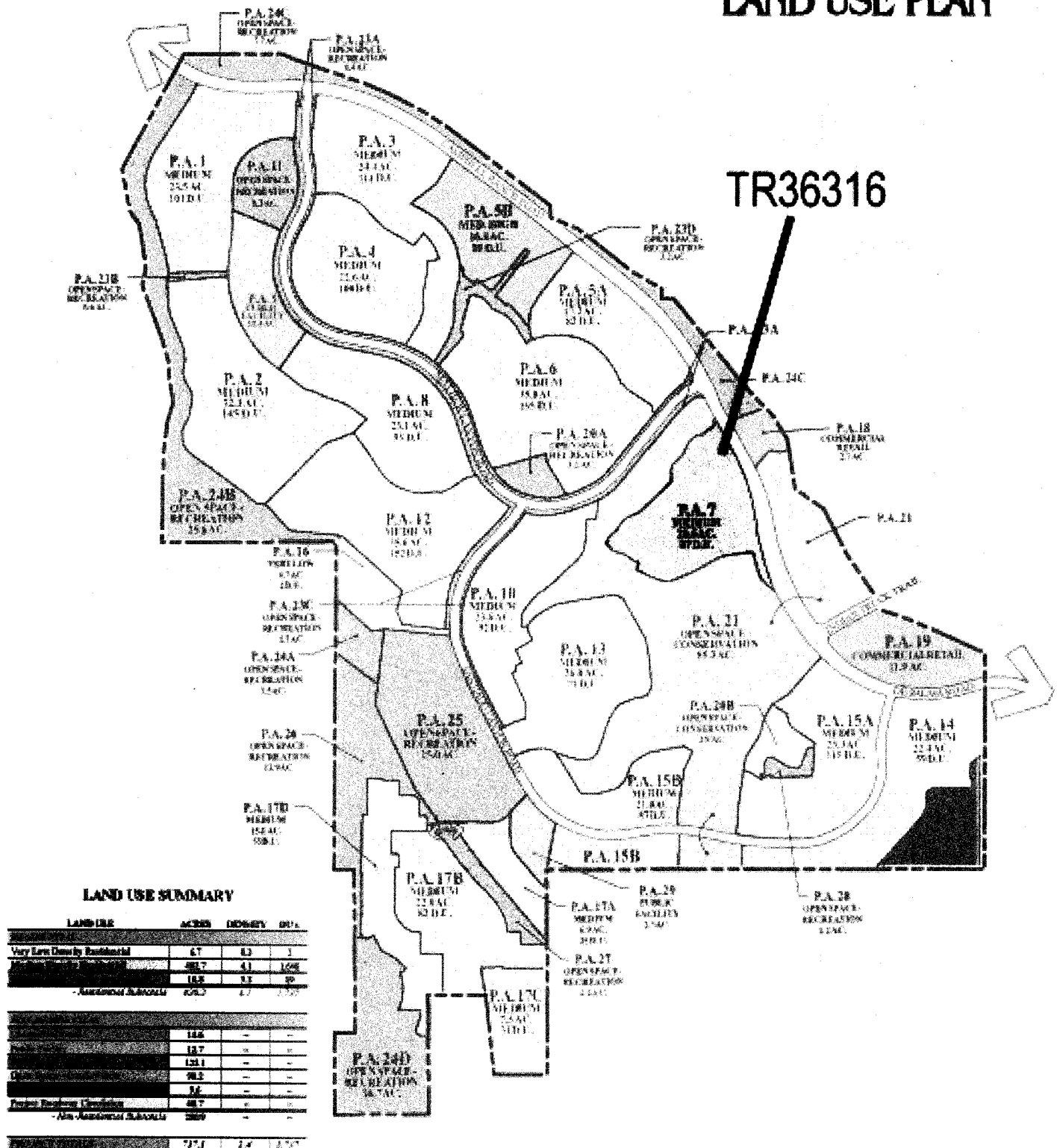


Figure 3

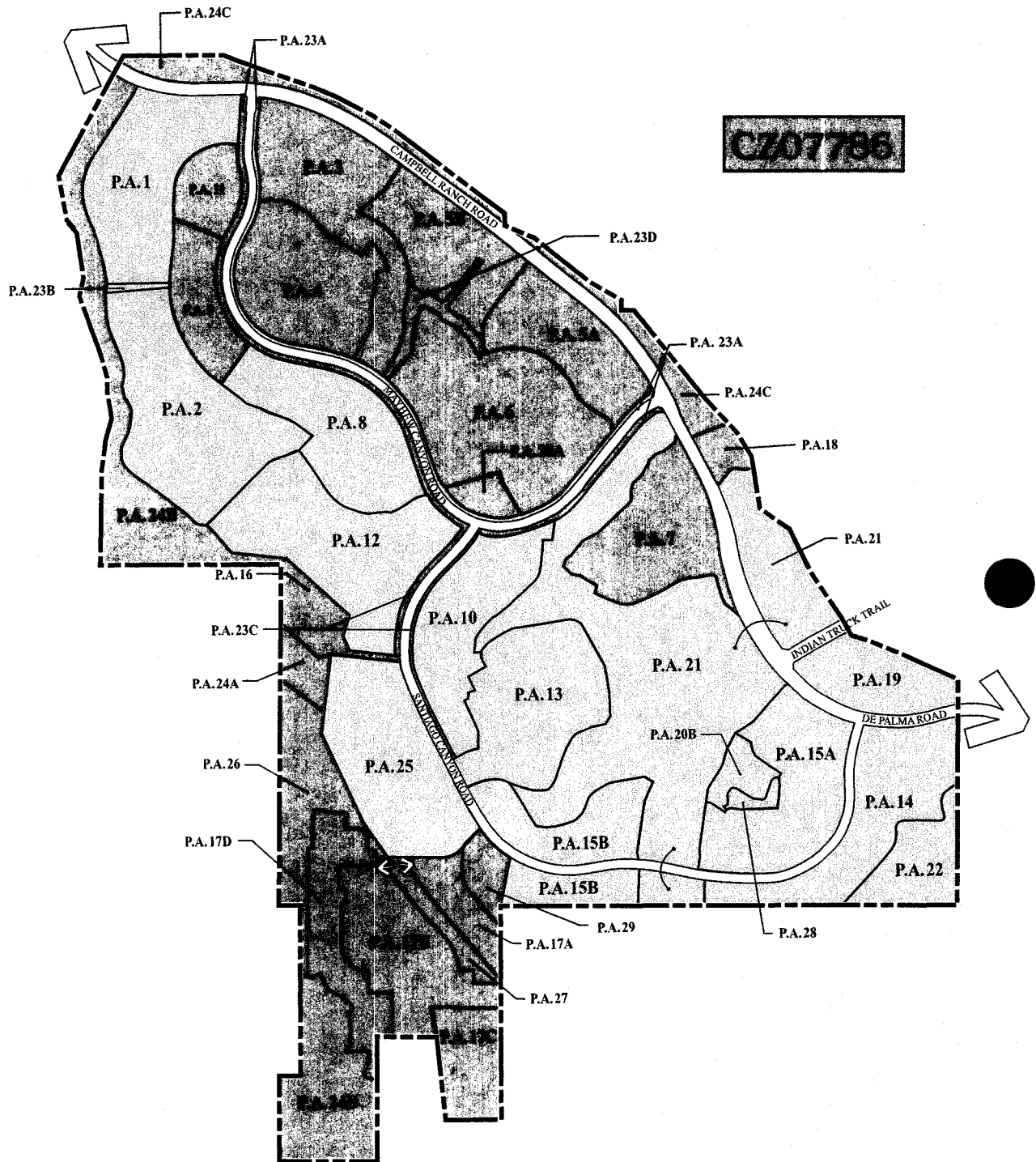


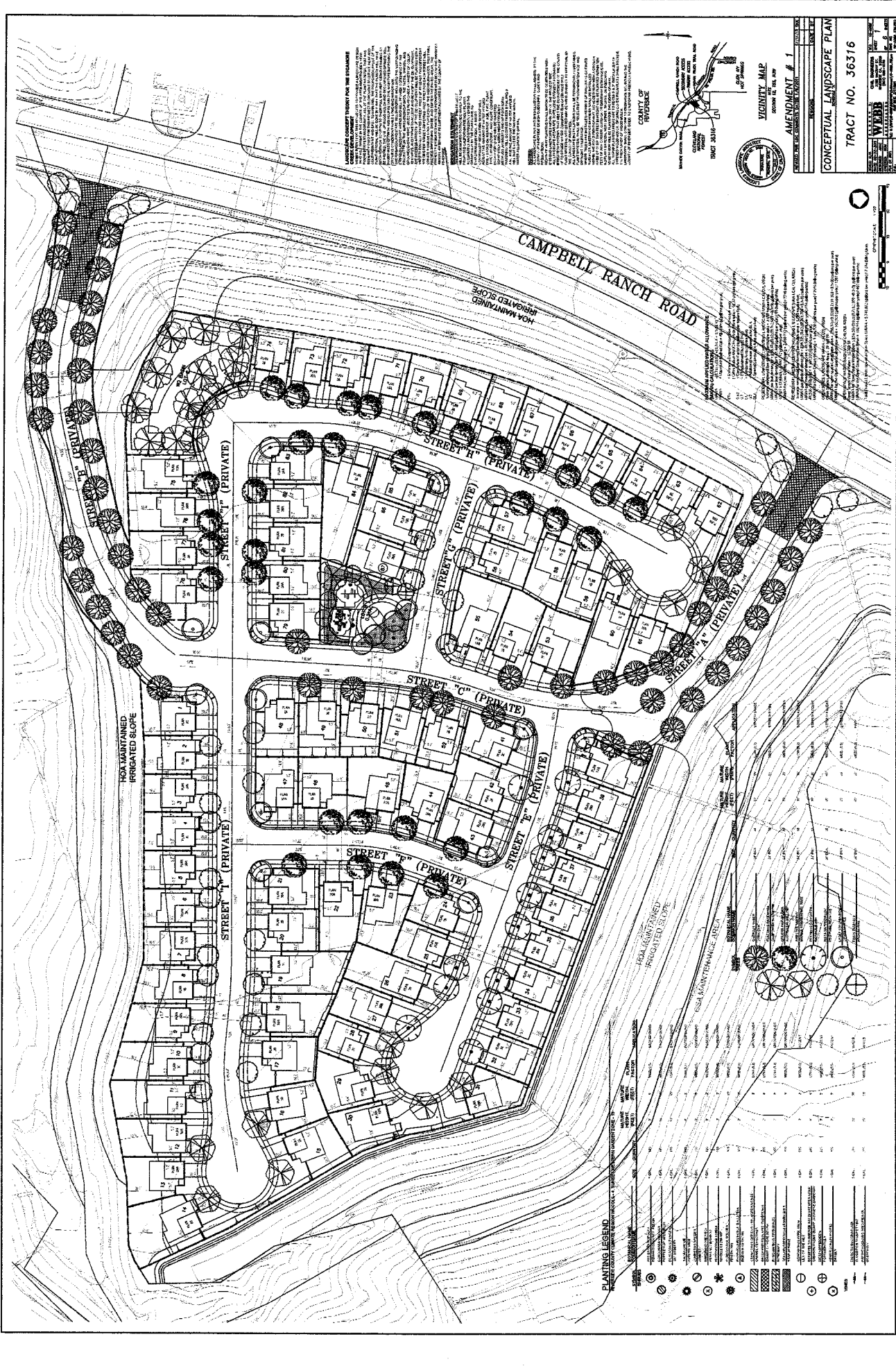
Figure 4

Aerial Photograph



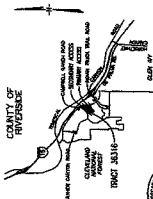
Source: Eagle Aerial Photography





CONCEPTUAL LANDSCAPE PLAN FOR THE DEVELOPMENT OF TRACT NO. 36316, AS SHOWN ON THE MAPS ON FILE WITH THE COUNTY OF RIVERSIDE, CALIFORNIA, AND AS SHOWN ON THE MAPS ON FILE WITH THE COUNTY OF RIVERSIDE, CALIFORNIA, AND AS SHOWN ON THE MAPS ON FILE WITH THE COUNTY OF RIVERSIDE, CALIFORNIA.

THE DEVELOPER HAS BEEN ADVISED THAT THE CONCEPTUAL LANDSCAPE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE, CALIFORNIA, AND THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE, CALIFORNIA.



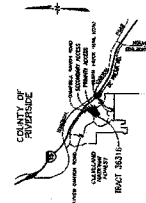
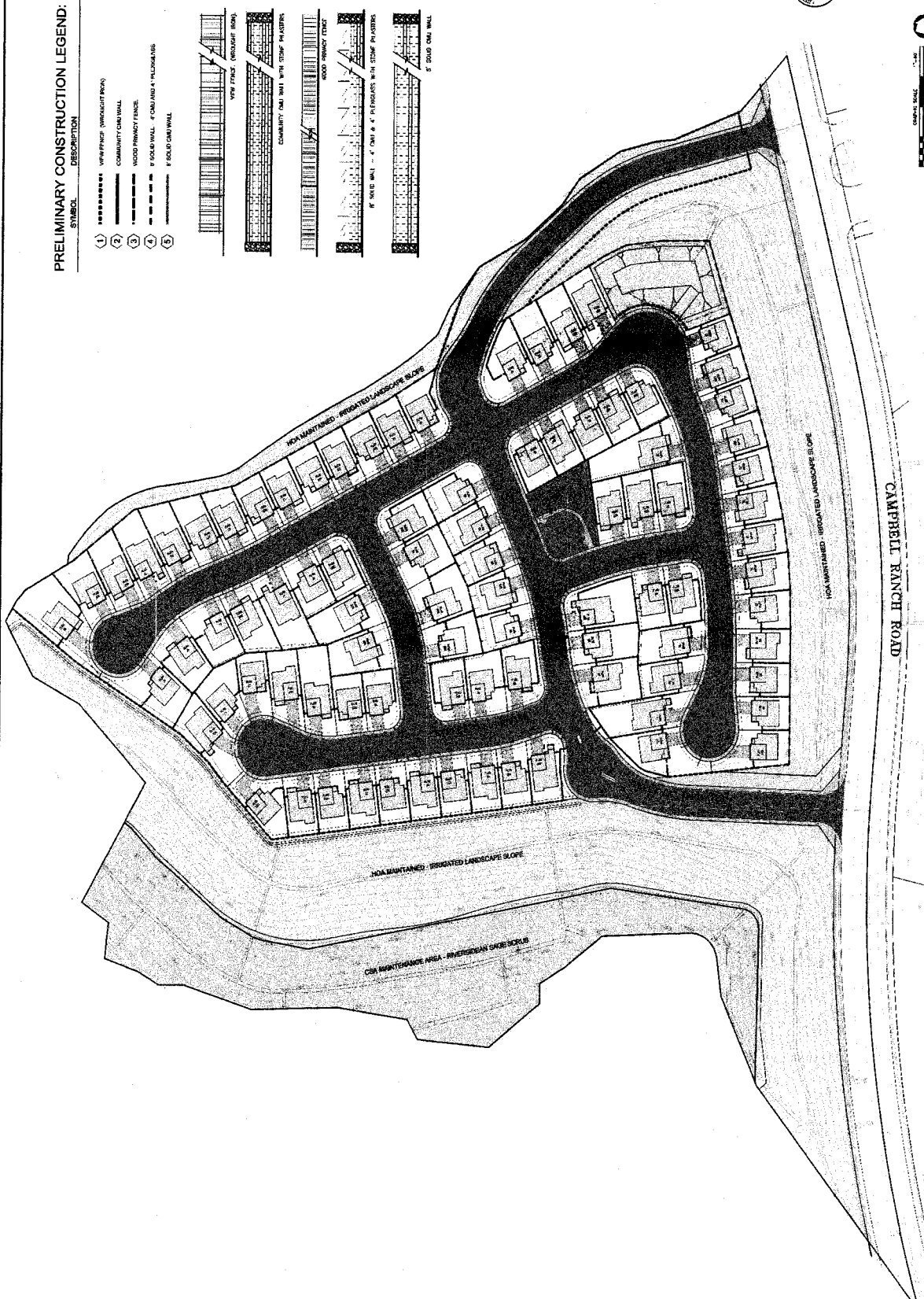
CONCEPTUAL LANDSCAPE PLAN
TRACT NO. 36316
AMENDMENT # 1
DATE: 11/11/2011
BY: [Signature]
FOR: [Signature]

PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE	PLACEMENT
○	SPRING BLOSSOM	12"	STREET
○	SPRING BLOSSOM	18"	STREET
○	SPRING BLOSSOM	24"	STREET
○	SPRING BLOSSOM	36"	STREET
○	SPRING BLOSSOM	48"	STREET
○	SPRING BLOSSOM	60"	STREET
○	SPRING BLOSSOM	72"	STREET
○	SPRING BLOSSOM	84"	STREET
○	SPRING BLOSSOM	96"	STREET
○	SPRING BLOSSOM	108"	STREET
○	SPRING BLOSSOM	120"	STREET
○	SPRING BLOSSOM	132"	STREET
○	SPRING BLOSSOM	144"	STREET
○	SPRING BLOSSOM	156"	STREET
○	SPRING BLOSSOM	168"	STREET
○	SPRING BLOSSOM	180"	STREET
○	SPRING BLOSSOM	192"	STREET
○	SPRING BLOSSOM	204"	STREET
○	SPRING BLOSSOM	216"	STREET
○	SPRING BLOSSOM	228"	STREET
○	SPRING BLOSSOM	240"	STREET
○	SPRING BLOSSOM	252"	STREET
○	SPRING BLOSSOM	264"	STREET
○	SPRING BLOSSOM	276"	STREET
○	SPRING BLOSSOM	288"	STREET
○	SPRING BLOSSOM	300"	STREET
○	SPRING BLOSSOM	312"	STREET
○	SPRING BLOSSOM	324"	STREET
○	SPRING BLOSSOM	336"	STREET
○	SPRING BLOSSOM	348"	STREET
○	SPRING BLOSSOM	360"	STREET
○	SPRING BLOSSOM	372"	STREET
○	SPRING BLOSSOM	384"	STREET
○	SPRING BLOSSOM	396"	STREET
○	SPRING BLOSSOM	408"	STREET
○	SPRING BLOSSOM	420"	STREET
○	SPRING BLOSSOM	432"	STREET
○	SPRING BLOSSOM	444"	STREET
○	SPRING BLOSSOM	456"	STREET
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○	SPRING BLOSSOM	480"	STREET
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○	SPRING BLOSSOM	2964"	STREET
○	SPRING BLOSSOM	2976"	STREET
○	SPRING BLOSSOM	2988"	STREET
○	SPRING BLOSSOM	3000"	STREET

PRELIMINARY CONSTRUCTION LEGEND:

SYMBOL	DESCRIPTION
1	VIEW FENCE (WROUGHT IRON)
2	COMMUNITY CANE WALL
3	WOOD FENCE
4	WOOD FENCE WITH STOP FRASERS
5	8" SOLID WALL - 4" CANE & 4" FRASERS WITH STOP FRASERS
6	8" SOLID CANE WALL



DATE	10/1/01
BY	W. B. B. B.
CHECKED BY	W. B. B. B.
DATE	10/1/01
PROJECT NO.	36316
TRACT NO.	36316
AMENDMENT #	1
CONCEPTUAL FENCE AND WALL PLAN	



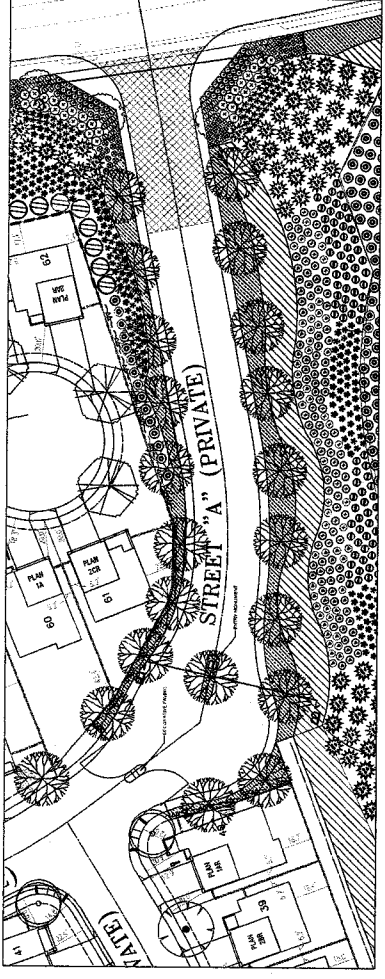
PLANTING LEGEND

RIVERSIDE COUNTY CLIMATE REGION MUCOLS 3-4 SUNSET WESTERN GARDEN ZONE - 19

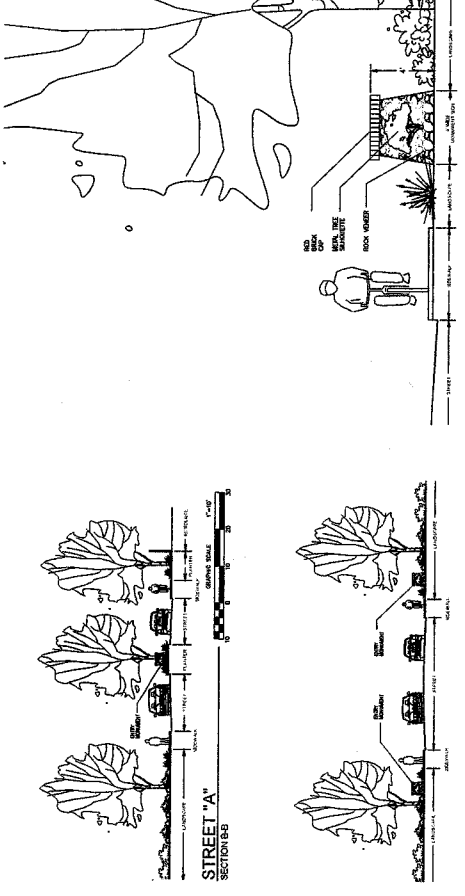
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	CERCOCARPUS WRIGHTII	CHALK PINE	24" DIA.	54	60'	40'	LOW (0.2)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	15	80'	50'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	52	50'	30'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	16	35'	20'	LOW (0.2)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	13	30'	20'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	28	45'	30'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	18	25'	20'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	CHALK PINE	24" DIA.	6	45'	20'	MED (0.5)	PARK

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	240	3'	5'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	140	10'	15'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	125	10'	15'	LOW (0.2)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	415	4'	4'	LOW (0.2)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	200	3'	3'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	120	6'	4'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	125	3'	3'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	275	3'	10'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	275	3'	4'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	RED BELL	1 GAL.	200	2'	2'	LOW (0.2)	GROUND COVER
	AESCULUS CALIFORNICA	RED BELL	1 GAL.	200	2'	2'	LOW (0.2)	GROUND COVER
	AESCULUS CALIFORNICA	RED BELL	1 GAL.	200	2'	2'	LOW (0.2)	GROUND COVER
	AESCULUS CALIFORNICA	RED BELL	1 GAL.	200	2'	2'	MED (0.5)	GROUND COVER
	AESCULUS CALIFORNICA	RED BELL	1 GAL.	100	3'	3'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	240	4'	6'	LOW (0.2)	ACCENT
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	225	3'	2'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	200	3'	3'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	200	20'	20'	LOW (0.2)	WALLS
	AESCULUS CALIFORNICA	RED BELL	5 GAL.	200	20'	20'	MED (0.5)	WALLS

NOTES:
THIS SET OF BLUEPRINTS IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

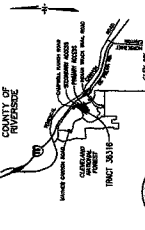


COMMUNITY ENTRY AND MONUMENTATION @ STREET "A"



ENTRY MONUMENTS
MONUMENT DETAIL N.T.S.

STREET "A"
SECTION CC



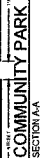
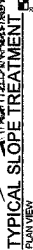
AMENDMENT # 1
SECTION 101, THE ACT
CONCEPTUAL LANDSCAPE PLAN
TRACT NO. 36316
WBB
DATE: 10/1/2010
BY: [Signature]
FOR: [Signature]

RIVERSIDE COUNTY CLIMATE REGION VUUCOLS - 4. SUNSET WESTERN GARDEN ZONE - 19

[illegible]

CONCLUSION

NOTE



VICINITY MAP

AMENDMENT # 1

PROJECT NAME	DATE	STATUS
PROJECT A	2023-01-15	Completed
PROJECT B	2023-02-20	In Progress
PROJECT C	2023-03-10	On Hold
PROJECT D	2023-04-05	Planned

[illegible][illegible]

OPTUAL LANDSCAPE PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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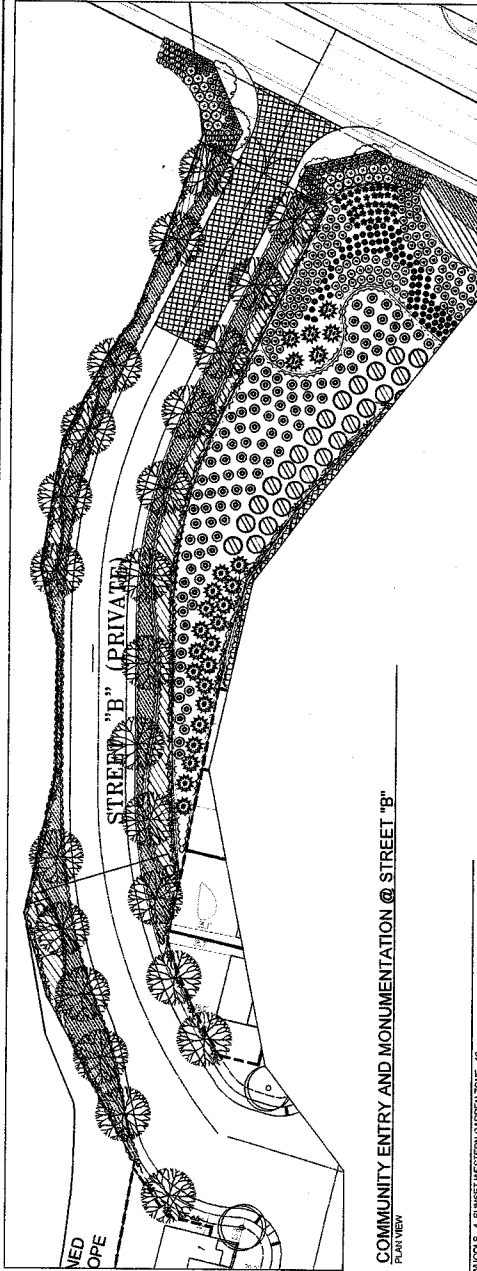
TRACT NO. 36316

ALBERT L. WEBB
OWI ENGINEERS
3708 MADRAY ST.
MADISON, WI 53706
U.S. AIR FORCE
SERIAL 6

[illegible]

DATE: 01/11/2017 10:11:11 AM

Abstract

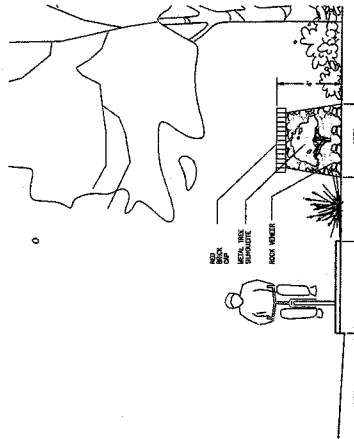


COMMUNITY ENTRY AND MONUMENTATION @ STREET "B"

PLANTING LEGEND

INTERIOR COUNTY CLIMATE ZONE - 4, SUNSET WESTERN GARDEN ZONE - 19

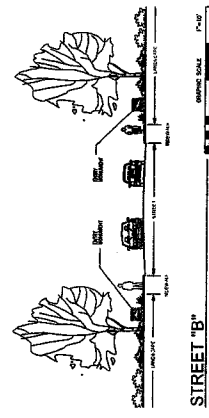
SYMBOL	BOTANICAL NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE SPREAD (FEET)	PLANT FACTOR	APPLICATION
	CERCOCARPUS BETULIFOLIA	24" BOX	54	40'	40'	LOW (0.3)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	12	30'	30'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	32	30'	30'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	16	30'	30'	LOW (0.3)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	12	30'	30'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	20	40'	40'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	18	25'	25'	MED (0.5)	STREET SHADE
	EUCALYPTUS MACULATA	24" BOX	6	40'	40'	MED (0.5)	PARK



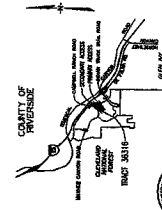
ENTRY MONUMENTS
MONUMENT DETAIL N.T.S.

SYMBOL	BOTANICAL NAME	SIZE	QUANTITY	MATURE HEIGHT (FEET)	MATURE SPREAD (FEET)	PLANT FACTOR	APPLICATION
	AESCULUS CALIFORNICA	5 GAL	240	7'	9'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	180	10'	12'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	120	10'	12'	LOW (0.3)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	480	4'	4'	LOW (0.3)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	240	3'	3'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	120	6'	6'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	520	3'	3'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	375	3'	12'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	375	3'	4'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	200	2'	8'	LOW (0.3)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	300	2'	8'	LOW (0.3)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	300	2'	8'	LOW (0.3)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	300	2'	8'	MED (0.5)	BACKGROUND
	AESCULUS CALIFORNICA	5 GAL	500	3'	3'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	5 GAL	240	4'	6'	LOW (0.3)	ACCENT
	AESCULUS CALIFORNICA	5 GAL	225	3'	2'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	5 GAL	200	3'	3'	MED (0.5)	ACCENT
	AESCULUS CALIFORNICA	5 GAL	200	20'	30'	LOW (0.3)	WALLS
	AESCULUS CALIFORNICA	5 GAL	200	20'	20'	MED (0.5)	WALLS

NOTES:
1. PLANT FACTOR IS TO BE USED TO DETERMINE THE NUMBER OF PLANTS TO BE PLANTED.
2. PLANT FACTOR IS TO BE USED TO DETERMINE THE NUMBER OF PLANTS TO BE PLANTED.
3. PLANT FACTOR IS TO BE USED TO DETERMINE THE NUMBER OF PLANTS TO BE PLANTED.



STREET "B"
SECTION D-D



STREET "B"
SECTION D-D

CONCEPTUAL LANDSCAPE PLAN
TRACT NO. 36316
AMENDMENT # 1
DATE: 10/1/00
BY: [Signature]
FOR: [Signature]

SYCAMORE CREEK

PA 7 AND 9

County of Riverside, CA
Starfield Sycamore Investors, LLC



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5943
949 250 0607 www.whearchitects.com fax 949 250 1529

JANUARY 14, 2011 • 2010168

MONTEREY "A" ELEVATION MATERIALS

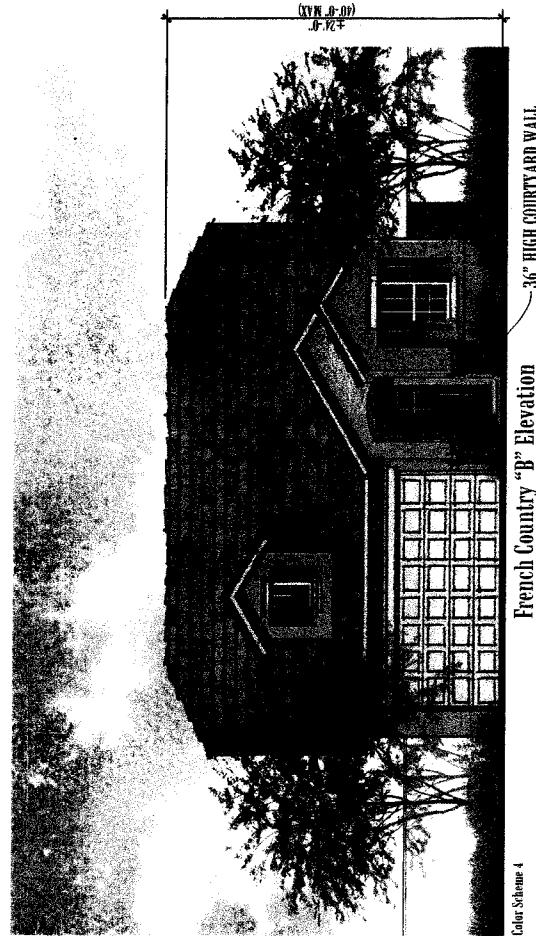
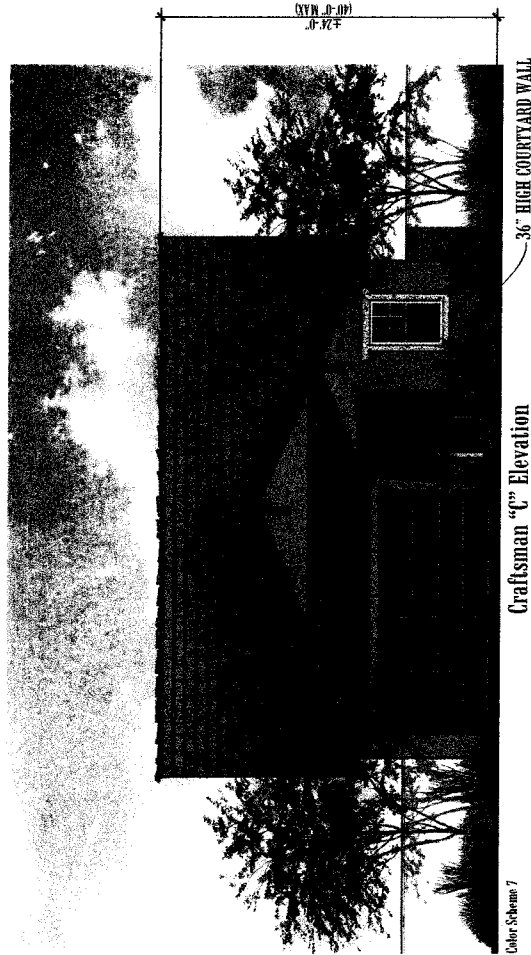
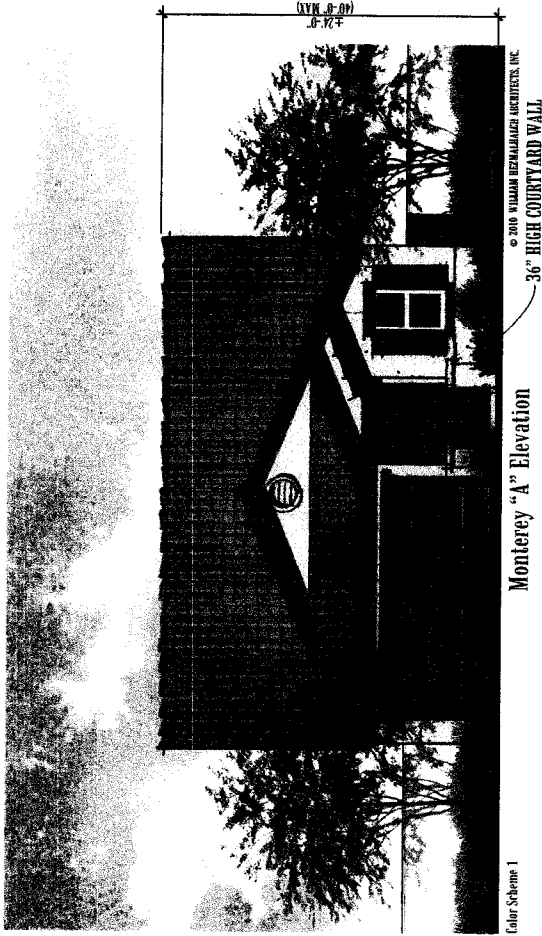
ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

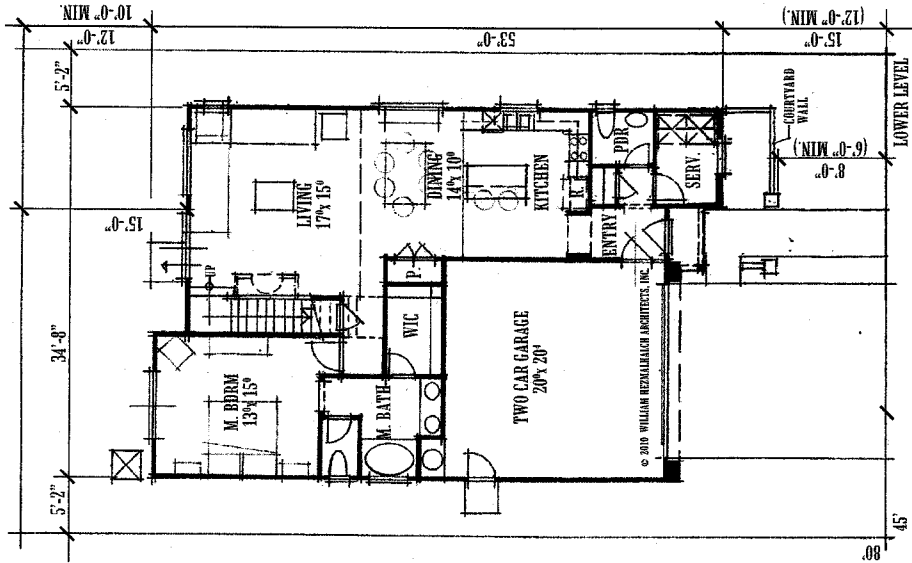
FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



PLAN 1 - FRONT ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC

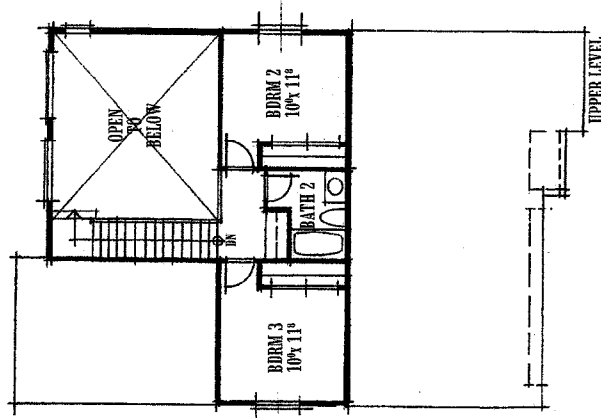




COVERAGE CALCULATION:

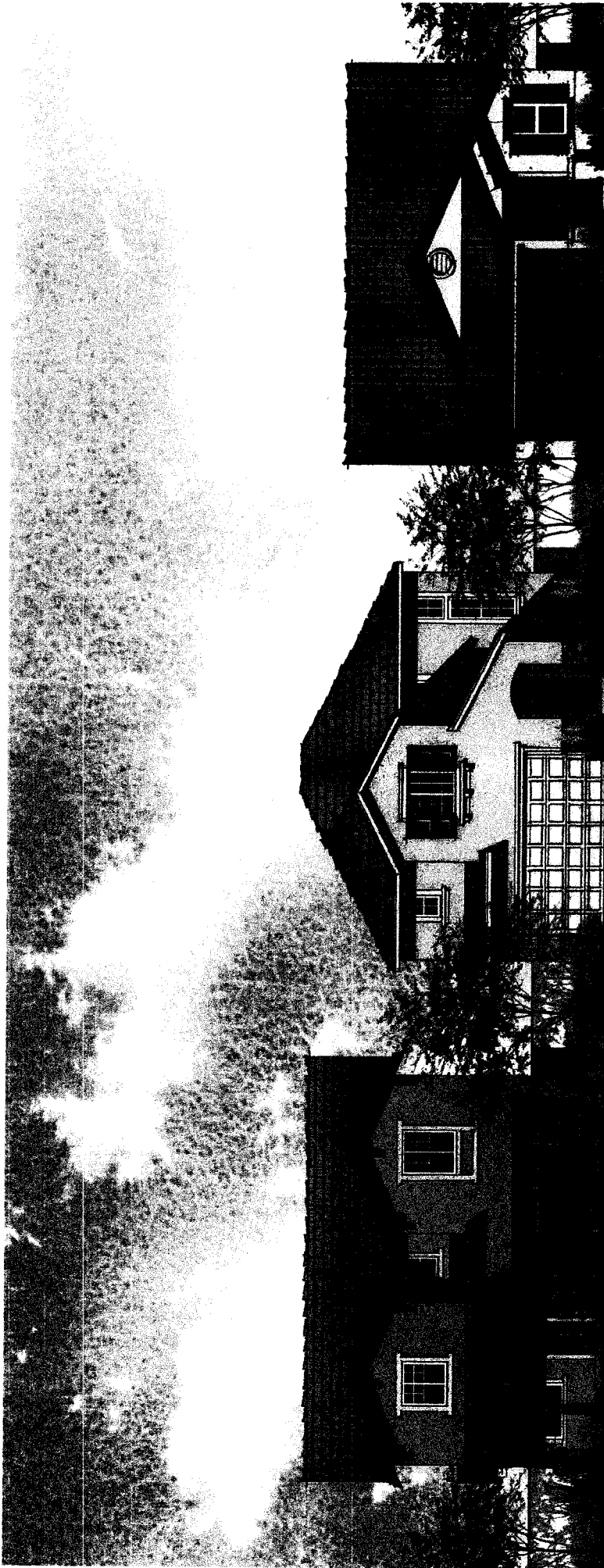
LOWER LEVEL	1210 S.F.
GARAGE	456 S.F.
PORCH	30 S.F.
	1696 S.F.

1696 S.F. ÷ 3600 S.F. LOT = 47% ≤ 50% max.



PLAN 1A - FLOOR PLAN
 1636 S.F.
 3 BDRM/2.5 BATH
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC



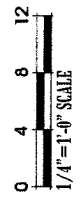


Plan 3C Craftsman

Plan 2B French Country

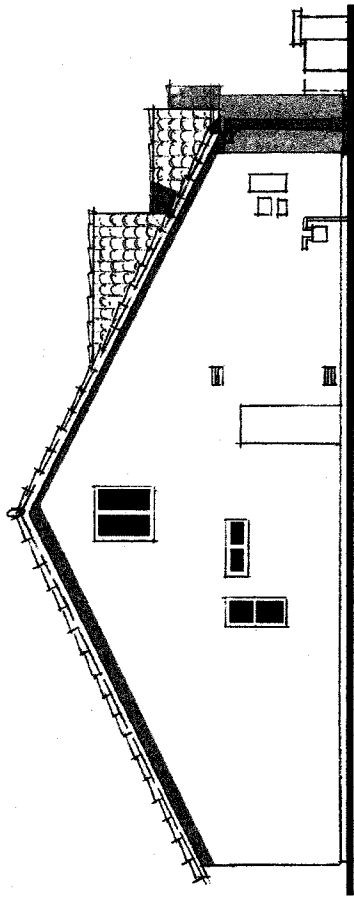
Plan 1A Monterey

© 2010 WILLIAM HENNINGSEN ARCHITECTS, INC.

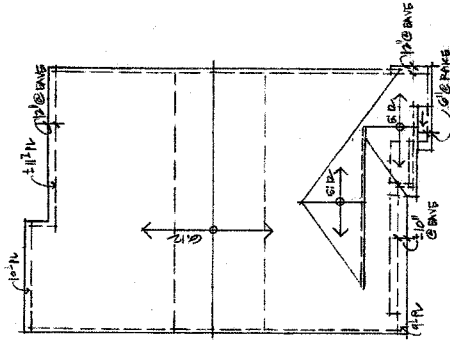


CONCEPTUAL STREETSCENE
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

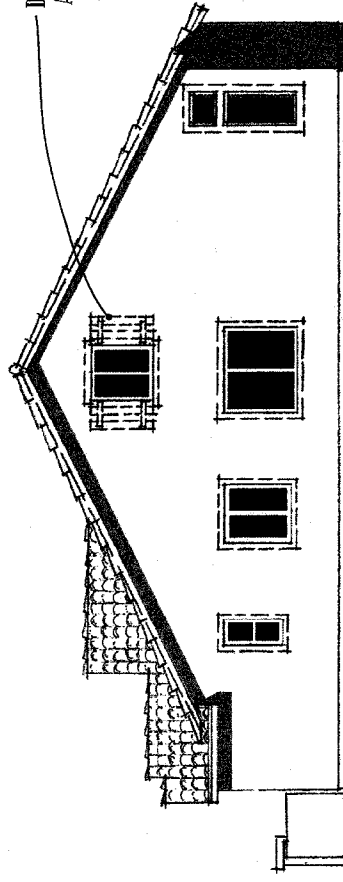
WILLIAM HENNINGSEN
 ARCHITECTS, INC.
 10000 LINDSEY LANE, SUITE 200, WESTLAKE, CALIFORNIA 91391
 201068 • 8/11/11



Left Elevation

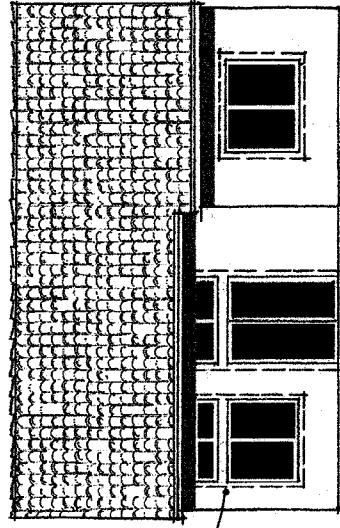


Roof Plan

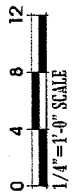


Right Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



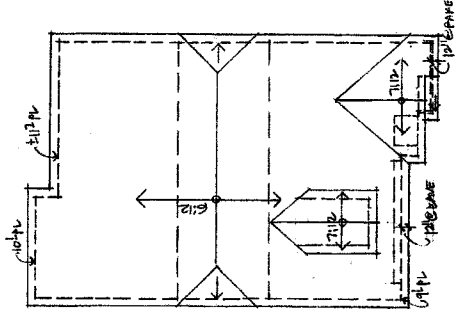
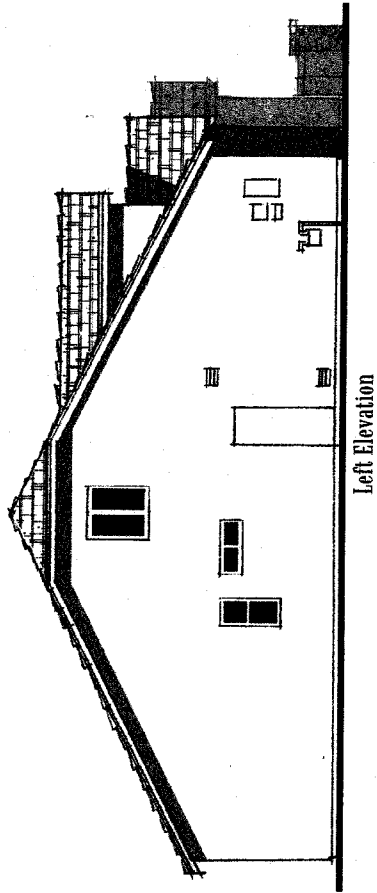
Rear Elevation



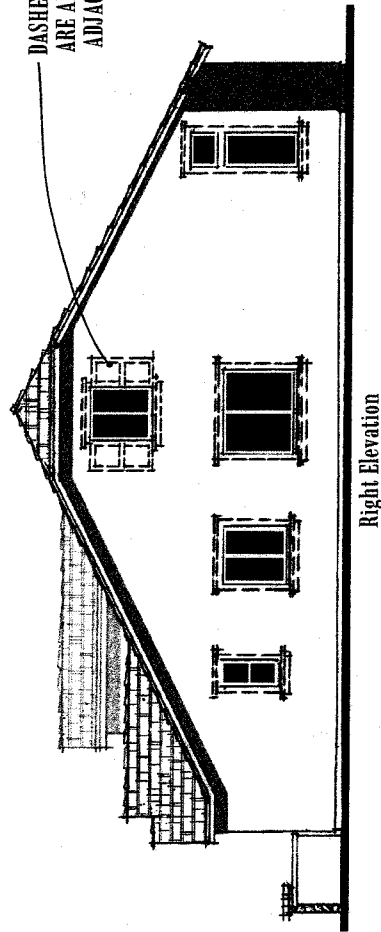
PLAN 1A - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

© 2010 WILLIAM HEZMALMACH ARCHITECTS, INC.

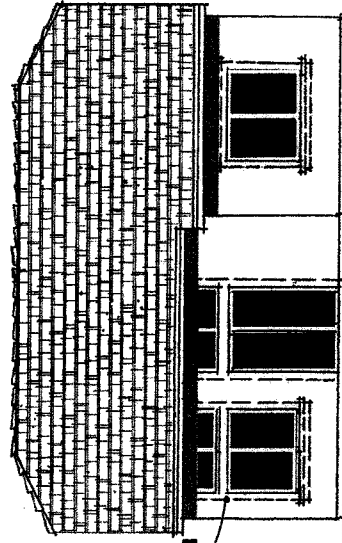
**WILLIAM HEZMALMACH
ARCHITECTS, INC.**
 1000 N. GATEWAY AVENUE, SUITE 200
 ANAHEIM, CALIFORNIA 92816
 714.771.1111
 2010104 - 01/11/11



0 8 16 24
1/8" = 1'-0" SCALE



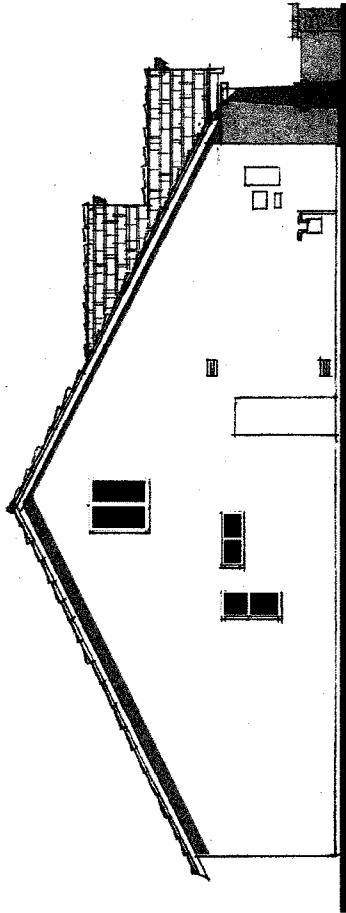
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



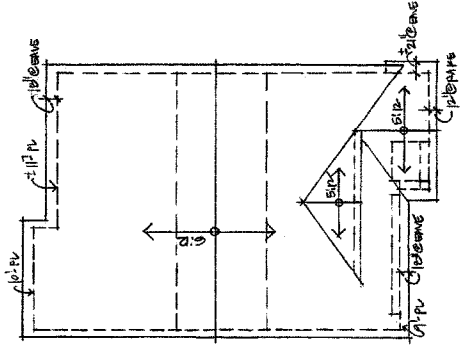
© 2010 WILLIAM HEZMAHALCH ARCHITECTS, INC.

PLAN 1B - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

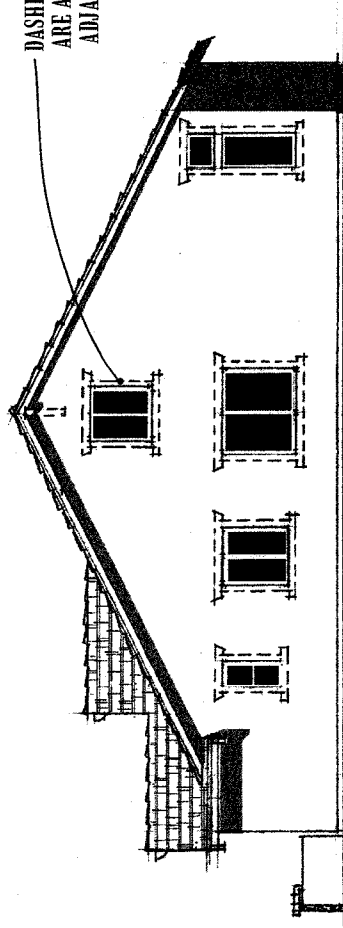
0 4 8 12
1/4" = 1'-0" SCALE



Left Elevation

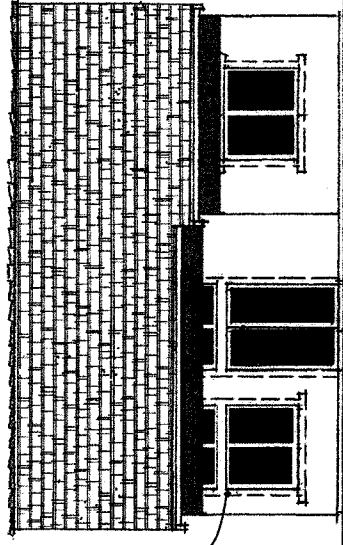


Roof Plan
0 8 16 24
1/8"=1'-0" SCALE



Right Elevation

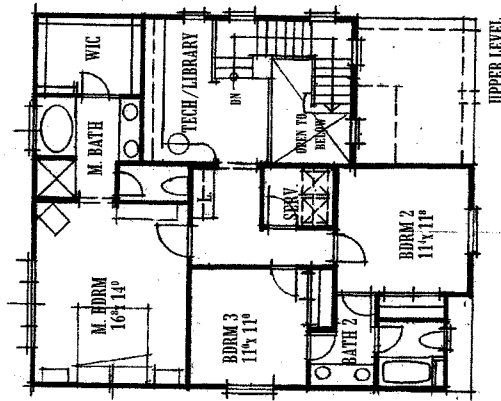
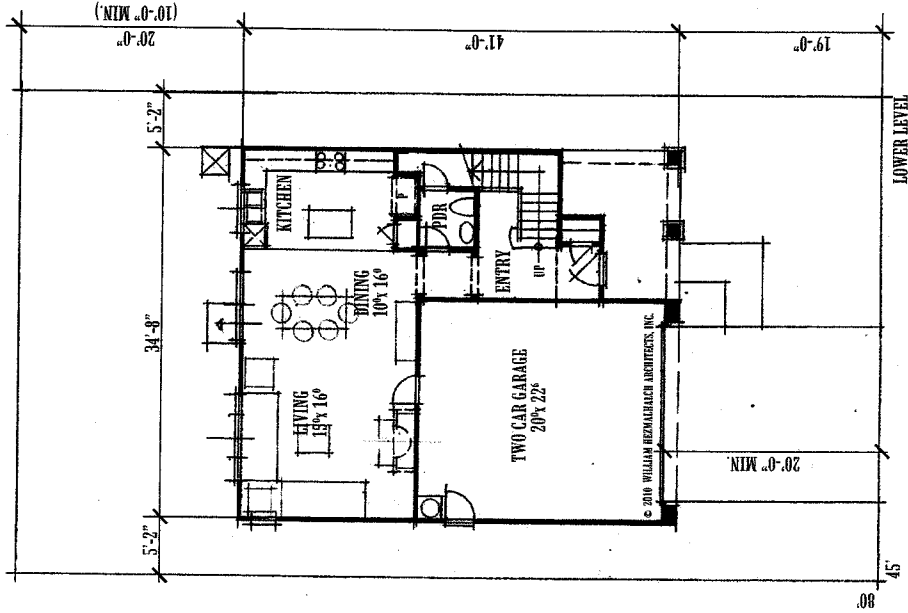
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



Rear Elevation

PLAN 1C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

0 4 8 12
1/4"=1'-0" SCALE



PLAN 2C - FLOOR PLAN
 1903 S.F.
 3 BDRM / 2.5 BATH

SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC



MONTEREY "A" ELEVATION MATERIALS

ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

MONTEREY "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



Monterey "A" Elevation

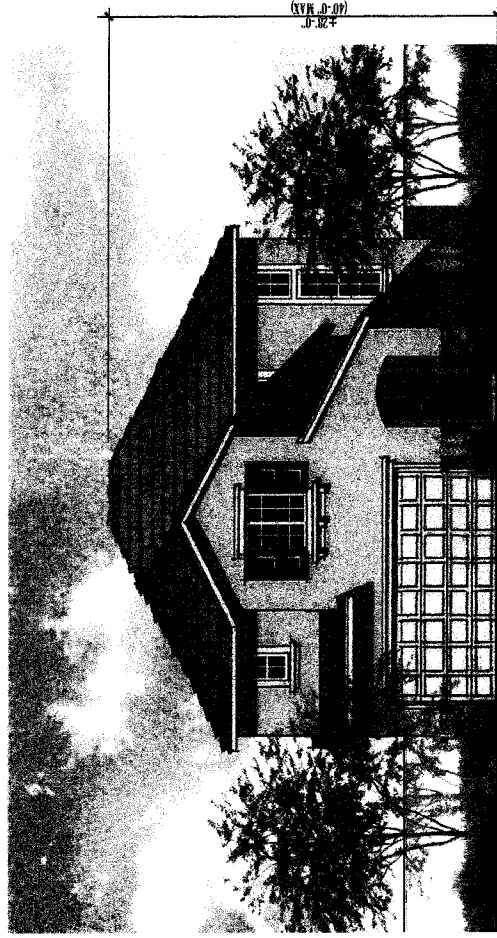
Color Scheme 2

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Craftsman "C" Elevation

Color Scheme 8



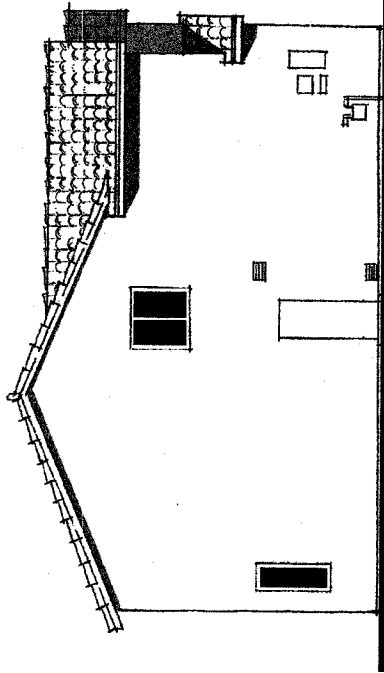
French Country "B" Elevation

Color Scheme 5

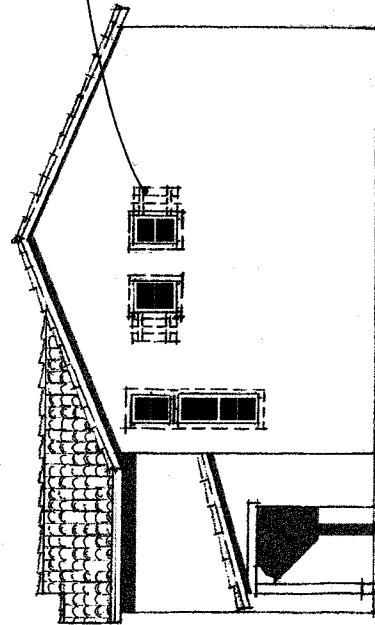
PLAN 2 - FRONT ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC



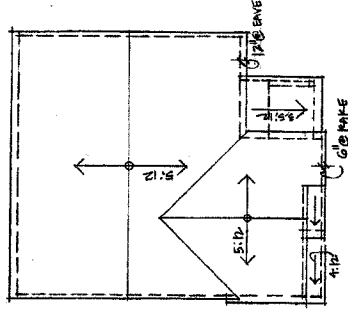
WILLIAM HEZMALMACH
 ARCHITECTS, INC.
 200 S. CALIFORNIA AVE.
 SUITE 200
 ANAHEIM, CA 92805
 714.771.1111
 2010048 • 01/14/11



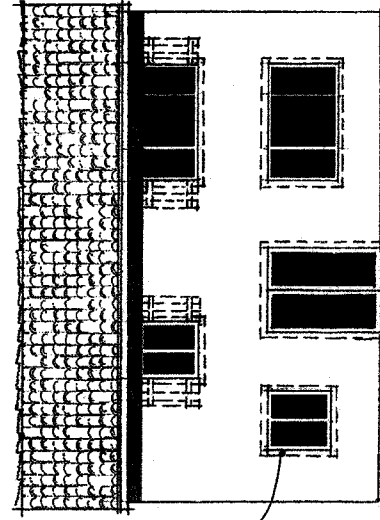
Left Elevation



Right Elevation



Roof Plan



Rear Elevation

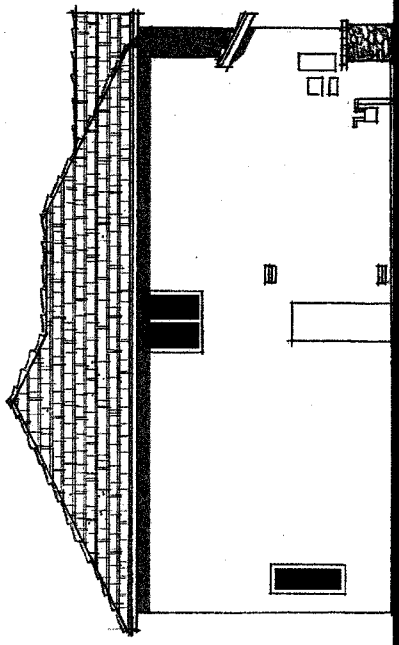
DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

PLAN 2A - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

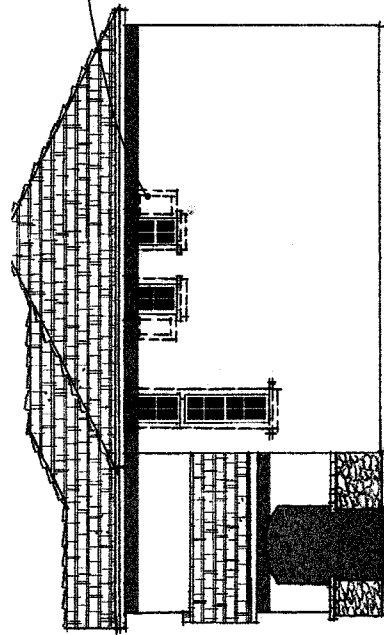


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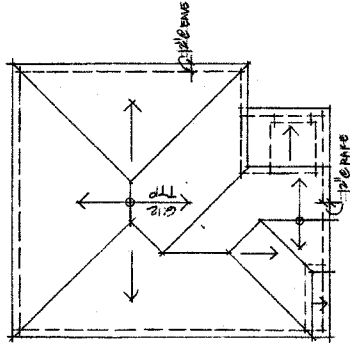


Left Elevation

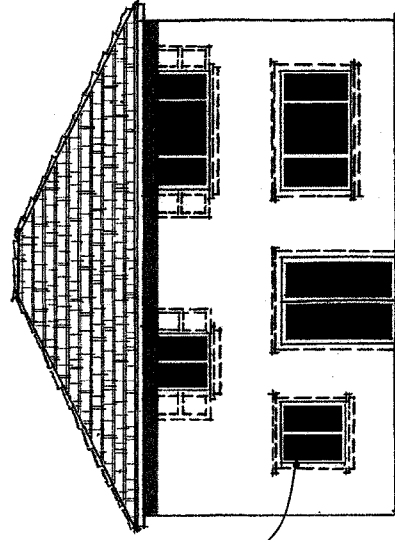


Right Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



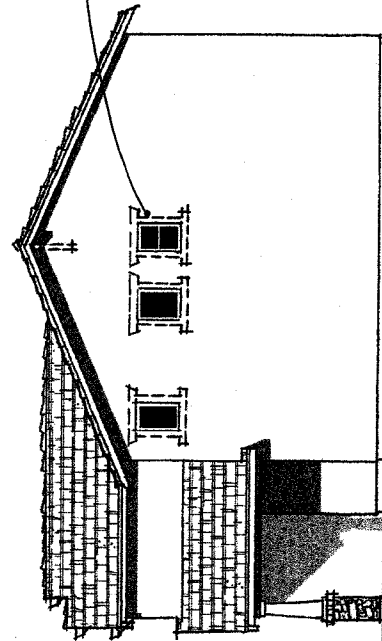
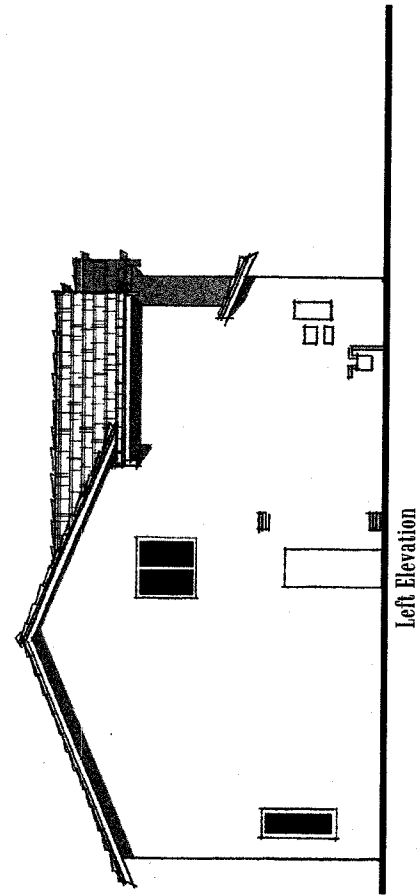
Roof Plan
0 8 16 24
1/8" = 1'-0" SCALE



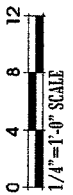
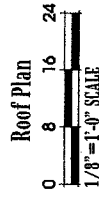
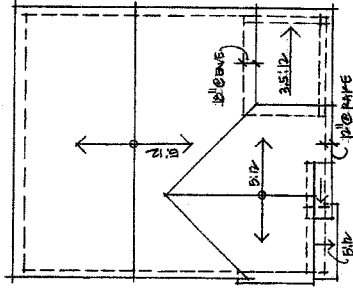
Rear Elevation

PLAN 2B - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

0 4 8 12
1/4" = 1'-0" SCALE



DASHED ENHANCEMENTS
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ADJACENT ELEVATIONS



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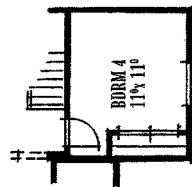
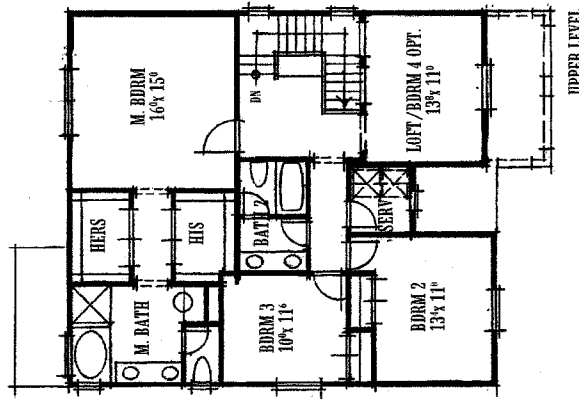
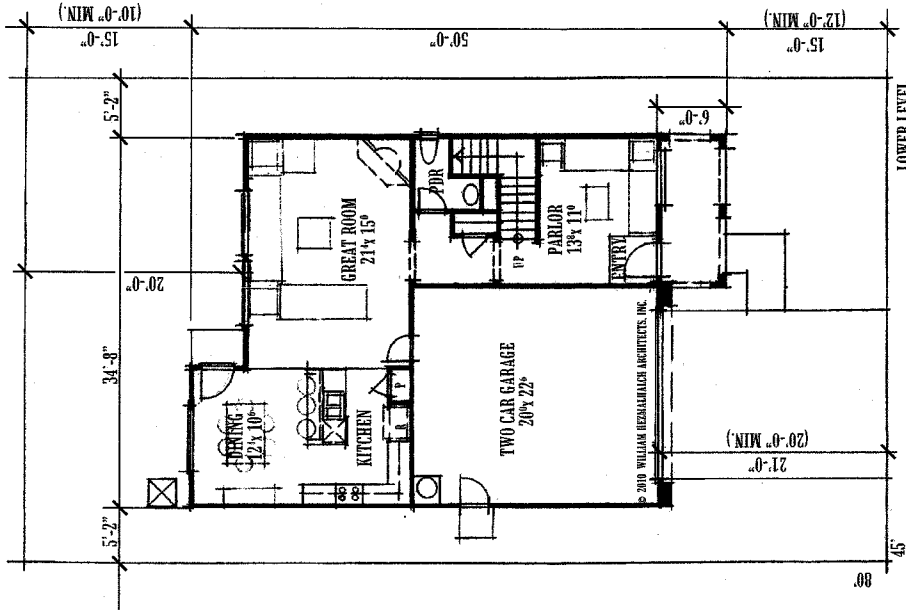
Rear Elevation

PLAN 2C - ROOF PLAN AND ELEVATIONS
SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC

COVERAGE CALCULATION:

LOWER LEVEL	938 S.F.
GARAGE	496 S.F.
PORCH	83 S.F.
	1517 S.F.

1442 S.F. ÷ 3600 S.F. LOT = 42% < 50% max



**BEDROOM 4 OPTION
AT LOFT**

PLAN 3B - FLOOR PLAN

2177 S.F.

3 BDRM / LOFT / 2.5 BATH

SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



MONTEREY "A" ELEVATION MATERIALS

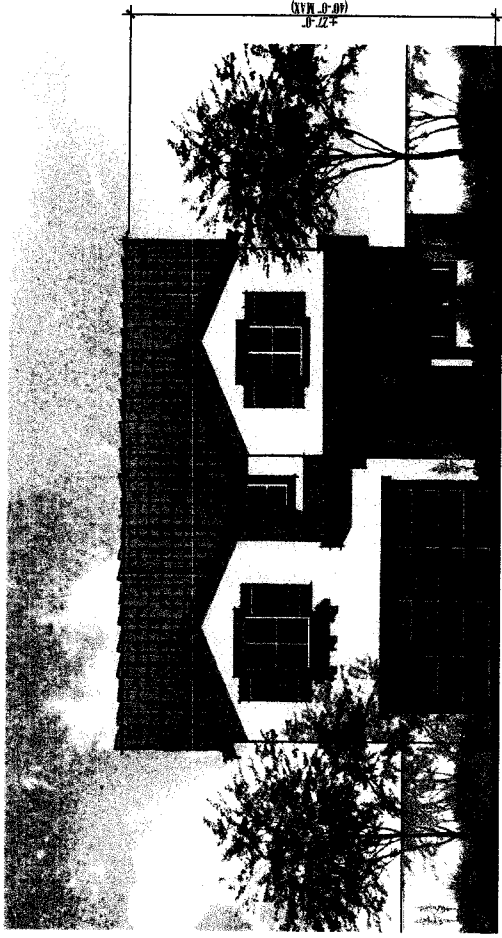
ROOF: "S" Shaped Low Profile Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 PORCH: Wood Columns and Corbels
 GARAGE DOOR: Metal Sectional

CRAFTSMAN "C" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 GABLE: Wood or Foam Outlooker and Brace
 WINDOW: White Vinyl
 PORCH: Tapered Stucco Columns
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional

FRENCH COUNTRY "B" ELEVATION MATERIALS

ROOF: Flat Concrete Tile
 FASCIA: Wood
 WALL: Stucco
 TRIM: Stucco Over Foam
 EXTENDED SILL: Stucco Over Foam
 WINDOW: White Vinyl
 SHUTTERS: Decorative Prefabricated Foam
 MASONRY: Manufactured Stone Veneer
 GARAGE DOOR: Metal Sectional



Monterey "A" Elevation

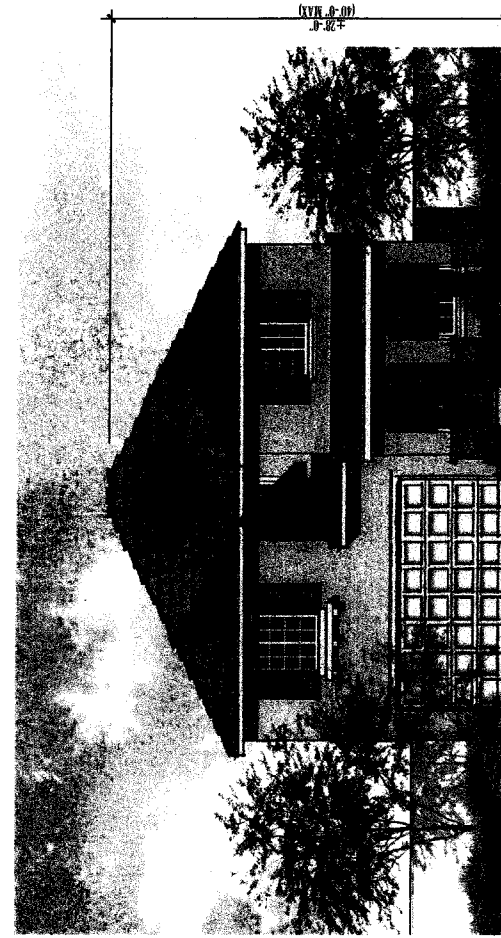
Color Scheme 3

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Craftsman "C" Elevation

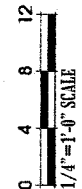
Color Scheme 9



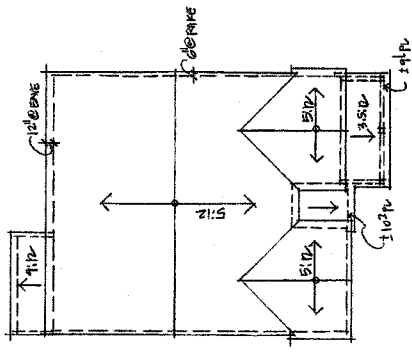
French Country "B" Elevation

Color Scheme 6

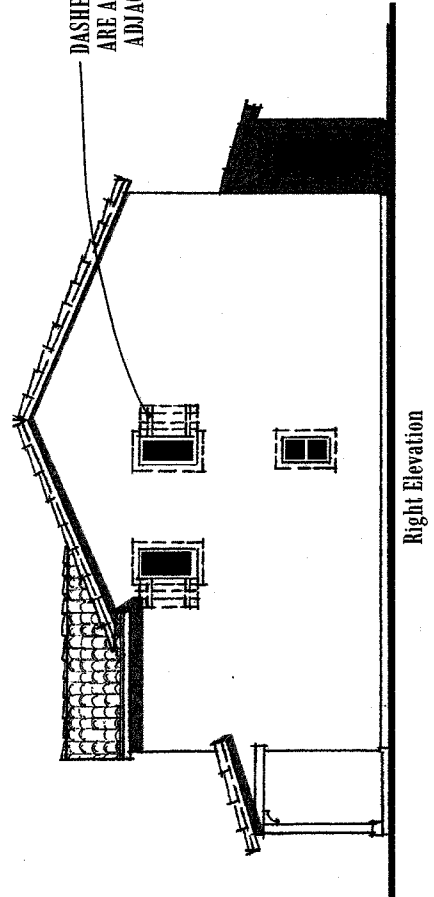
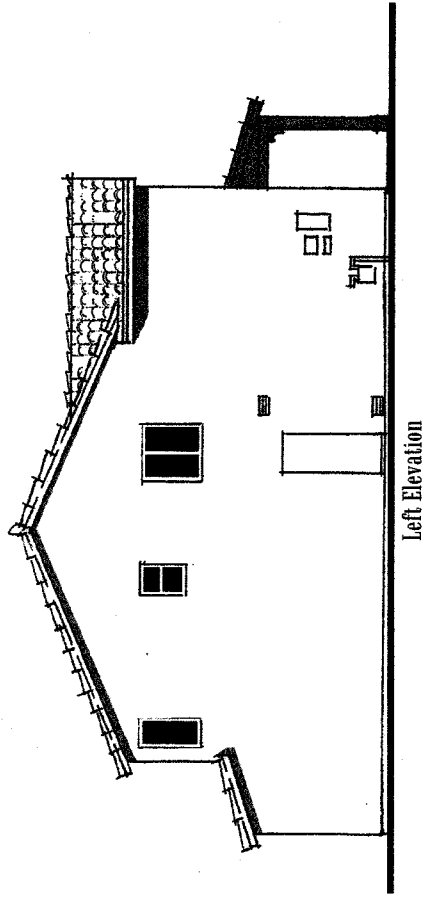
PLAN 3 - FRONT ELEVATIONS SYCAMORE CREEK PA 7 AND 9 COUNTY OF RIVERSIDE, CALIFORNIA STARFIELD SYCAMORE INVESTORS, LLC



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 ARCHITECTS, INC.
 10000 COUNTRY LANE, SUITE 200
 SAN ANTONIO, TEXAS 78248
 210.491.1111
 201006 - 01/11/11



Roof Plan
 0 8 16 24
 1/8" = 1'-0" SCALE

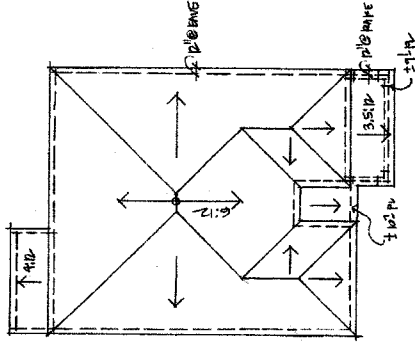


0 4 8 12
 1/4" = 1'-0" SCALE

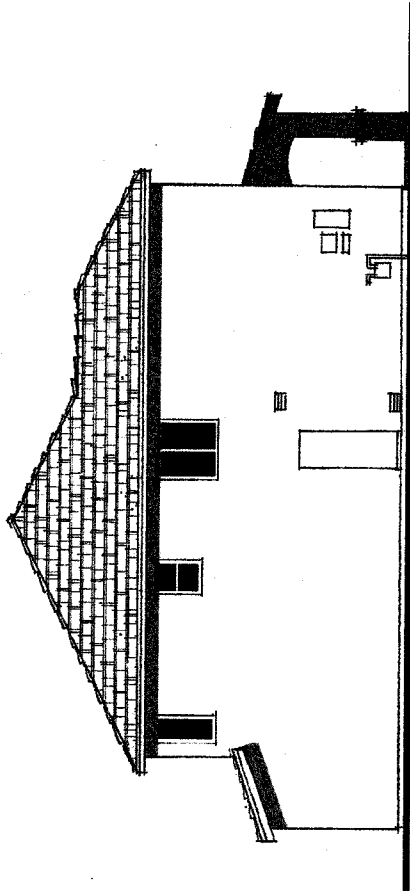
DASHED ENHANCEMENTS
 ARE APPLIED TO STREET
 ADJACENT ELEVATIONS

Rear Elevation

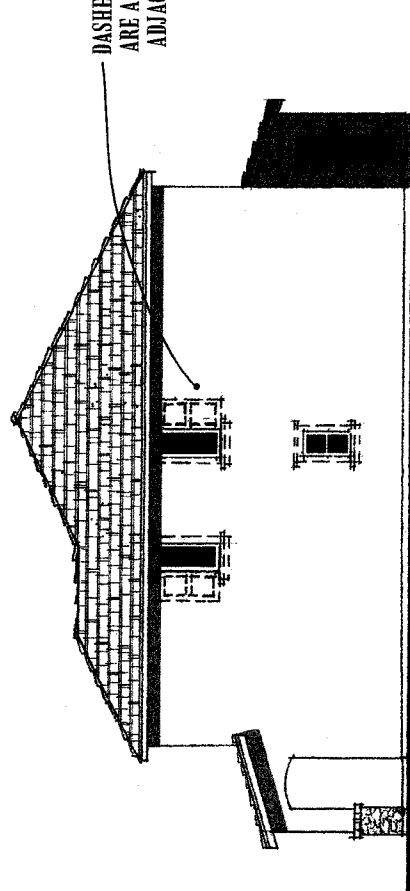
PLAN 3A - ROOF PLAN AND ELEVATIONS
 SYCAMORE CREEK PA 7 AND 9
 COUNTY OF RIVERSIDE, CALIFORNIA
 STARFIELD SYCAMORE INVESTORS, LLC



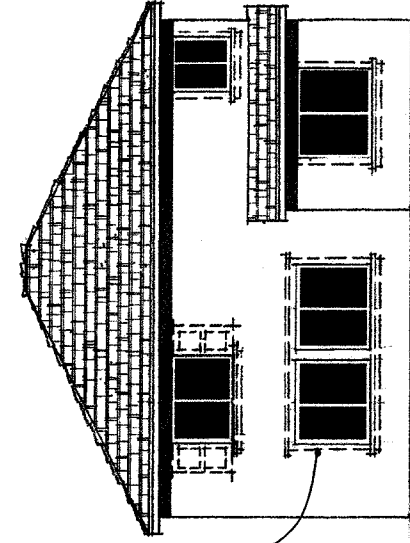
Roof Plan



Left Elevation



Right Elevation



Rear Elevation

DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS

PLAN 3B - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

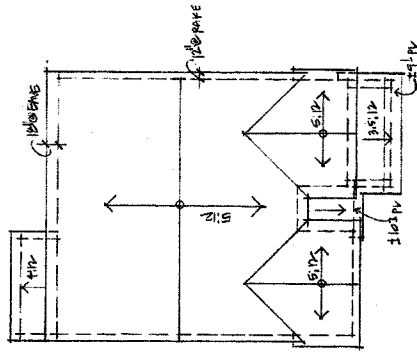
COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC



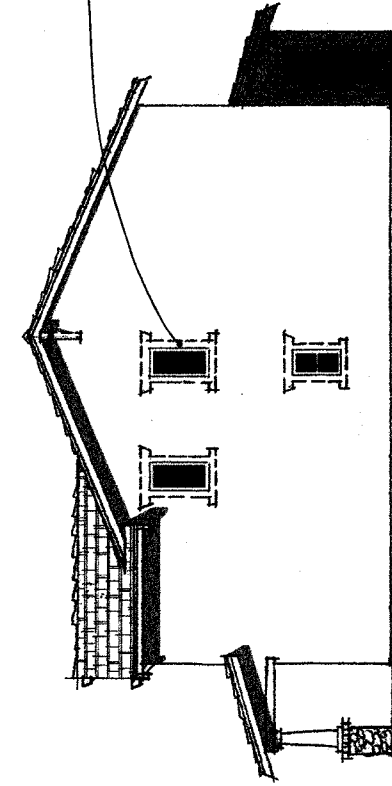
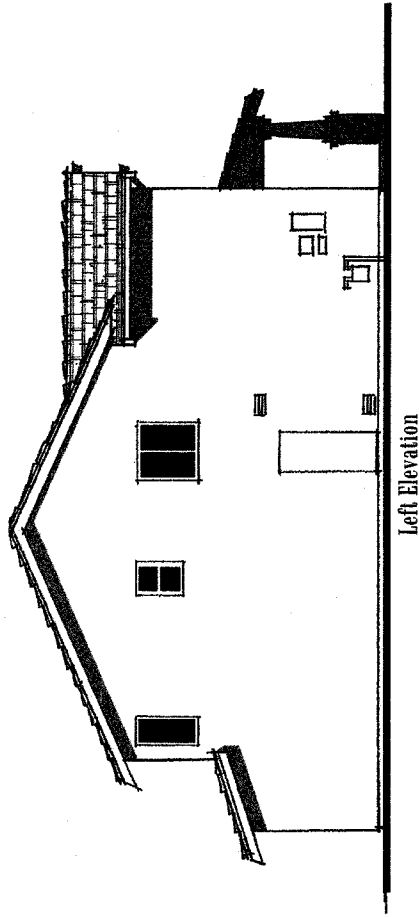
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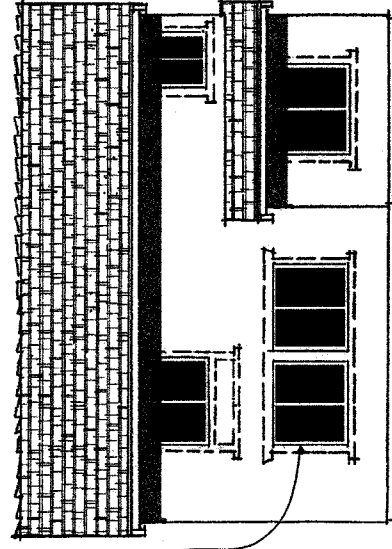
WILLIAM HEZMAHALCH
ARCHITECTS, INC.
1000 S. GATEWAY BLVD., SUITE 200
SAN ANTONIO, TEXAS 78205
201004 - 01/11/11



Roof Plan
0 8 16 24
1/8" = 1'-0" SCALE



DASHED ENHANCEMENTS
ARE APPLIED TO STREET
ADJACENT ELEVATIONS



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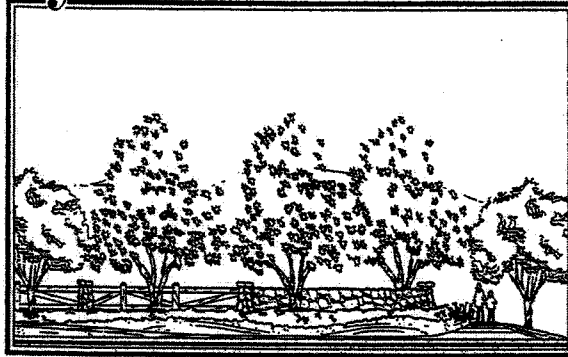
PLAN 3C - ROOF PLAN AND ELEVATIONS

SYCAMORE CREEK PA 7 AND 9

COUNTY OF RIVERSIDE, CALIFORNIA
STARFIELD SYCAMORE INVESTORS, LLC

0 4 8 12
1/4" = 1'-0" SCALE

Sycamore Creek



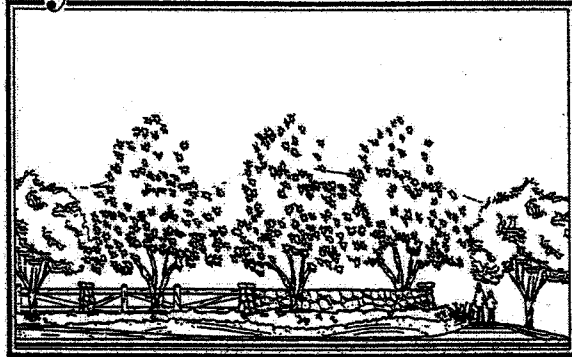
ADDENDUM No. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 325
FOR:

SPECIFIC PLAN 256, AMENDMENT No. 2
TENTATIVE TRACT MAP No. 36316
CHANGE OF ZONE No. 07786

PREPARED BY:
County of Riverside, CA

February 21, 2013

Sycamore Creek



ADDENDUM NO. 3 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325
FOR:
SPECIFIC PLAN 256, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36316
CHANGE OF ZONE NO. 07786

APPLICANT:

Starfield Sycamore Investors, LLC
2151 Michelson Drive, Suite 250
Irvine, CA 92612
(949) 748-6714

CEQA CONSULTANT:

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

February 21, 2013

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) and Final Environmental Impact Report No. 325 (FEIR 325) were approved by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family dwelling units to be developed on the property along with a 10.4-acre elementary school, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320. The Substantial Conformance was a response to changing market conditions as well as updated infrastructure master-plans. The resulting modifications to the plan included the relocation of residential uses within the Specific Plan area as well as the relocation of the school and several parks. In addition, roadway configurations were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the Community Park as part of Substantial Conformance No. 1. Tentative Tract Map 29320 (TTM No. 29320) implements residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM No. 29320 were in substantial conformance with the adopted Specific Plan and FEIR 325 and concluded that no new environmental mitigations beyond those required in FEIR 325 were necessary. It should be noted that as part of TTM No. 29320, Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of Phase 1 of SP 256. Thus, the grading that previously occurred as part of TTM No 29320 within Planning Area 7 also was determined by the County to be consistent with FEIR 325 and required no new environmental mitigations beyond those required in FEIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to FEIR 325 (Addendum No. 1). SP256A1 was required due to the identification of more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No. 1, planning areas south and west of Mayhew Canyon Road were redesigned and Sycamore Creek

Road was eliminated as a backbone circulation facility in order to accommodate a new open space plan. In addition, the land use plan for the community was modified to reflect the precise location of an earthquake fault originally identified during the preparation of the EIR for the original SYCAMORE CREEK Specific Plan. Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the south-west than originally expected, which allowed for the provision of additional residential land uses. Approval of Amendment No. 1 increased the total number of homes allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres by Amendment No. 1; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas and the relocation of the earthquake fault were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM No. 31908) and certified an Addendum to EIR No. 325 (Addendum No. 2). TTM No. 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2), which is the focus of this Addendum to FEIR 325, reduces the total number of permitted residential units and modifies land uses in response to changes in market conditions, incorporates previous subdivision map approvals within the Specific Plan area, accommodates the precise location of an earthquake fault and associated building buffer zone, and accommodates required open space dedications pursuant to the Multiple Species Habitat Conservation Plan (MSHCP). With approval of SP256A2, the total acreage designated for residential uses is reduced from 440.2 acres to 426.2 acres, and the total number of dwelling units allowed within the Specific Plan is reduced from 1,765 to 1,737. In addition, SP256A2 would alter open space and recreational area designations to create consistency with the General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". In total, areas devoted to parks, greenbelts, and open space would increase from 211.2 acres to 222.9 acres. The acreage for areas designated for commercial retail, schools, and roadways remain unchanged as part of SP256A2, although the designation for commercial uses has been changed to "Commercial Retail" and the designation of the school site in (new) Planning Area 9 would be changed to "Public Facility;" both of these changes are provided to provide consistency with the General Plan land use designations.

Approvals associated with SP256A2 include one tentative tract map (TTM No. 36316) and Change of Zone No. 07786 (CZ 07786). TTM No. 36316, which comprises Planning Area 7 of SP256A2, subdivides 25.13 acres into 87 residential lots along with an additional six lots consisting of one park site, three open space lots, one lot for detention purposes, and one lot for private streets. CZ 07786 modifies the approved Specific Plan Zoning Ordinance in a manner consistent with the revised land use plan included as part of SP256A2 and formalizes the boundaries of numerous planning areas within the Specific Plan area.

2. California Environmental Quality Act (CEQA) Requirements

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

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Amendment No. 2 to Specific Plan No. 256 (SP256A2). The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

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

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or

alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, not of the above circumstances are present.

3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (FEIR 325) for the approved Specific Plan 256. As such, it is intended to provide additional information regarding effects associated with implementation of the Specific Plan. Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Amendment No. 2 to Specific Plan No. 256, SYCAMORE CREEK, a tentative tract map (TTM No. 36316), and Change of Zone No. 0XXXX.

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

- a. The proposed Project would not require "major revisions" to the previous EIR since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, SP256A2 would allow for the construction of 1,737 residential dwelling units on the 426.2 acres of the 717.1-acre site. Residential product types vary within the Project, ranging from very low residential densities (0.5 to 1.0 du/ac) to medium high density residential (5.0 to 8.0 du/ac), resulting in an overall Project density of 2.4 du/ac. Amendment No. 2 to SP 256 would also allow for the development of 14.6 acres of commercial retail uses, 10.4 acres of schools, a 2.3-acre detention basin, 123.1 acres of areas designated for "Open Space - Recreation," approximately 90.2 acres designated for preservation as "Open Space - Conservation," an additional 9.6 acres designated as "Open Space - Conservation Habitat," and 40.7 acres devoted to Project circulation. It should be noted that with exception of Planning Areas 7, 17A through 17D, 24A, 24D, 26, 27, and 29, all remaining portions of the Specific Plan have either been built-out or are approved for development pursuant to existing tentative map approvals. SP256A2 involves changes to SP 256 as necessary to ensure compliance with these previous tentative map approvals, which were previously evaluated in conjunction with approved Addendums to FEIR 325. Changes to SP 256 proposed by Amendment No. 2 primarily involve the following:
 1. Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been

reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.

2. Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
3. Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
4. The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
5. The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
6. The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
7. The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (Planning Areas 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).
 - a. Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - b. Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - c. Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - d. Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;

- e. Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - f. Planning Area 29 accommodates a 2.3-acre water quality basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
8. Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 9. Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 10. Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 11. The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
 12. The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 13. The land use designation for Planning Area 20B has been changed from "Park" to "Open Space – Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 14. The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
 15. Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space – Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

16. Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
17. Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
18. A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 comprises approximately 13.9 acres and includes an open space area as well as a segment of the community's Secondary Trail system, and is designated for "Open Space – Recreation" land uses.
19. Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - a. The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - b. The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to FEIR 325: Environmental Assessment No. 39372 / Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554 / Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda are hereby incorporated by reference and are available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Changes to the Specific Plan included as part of the current Project and that are the subject of this Addendum to FEIR 325 are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units.

In summary, with approval of SP256A2 the following changes would occur:

- a. Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- b. Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- c. Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- d. Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- e. Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- f. Acreage for internal roadways would remain unchanged at 40.7 acres.

Overall, the proposed SP256A2 would result in impacts that are less than or equal to those addressed in EIR 325. Approval of SP256A2 would result in a decrease in the total number of units allocated to the Specific Plan from 1,765 to 1,737 dwelling units. SP256A2 also would result in a net reduction in the acreage devoted to residential uses from 440.2 acres to 426.2 acres, resulting in a slight increase in the area devoted to open space and recreational uses from 211.2 acres to 222.9 acres. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 325 and addenda thereto.

- b. Subsequent to the certification of EIR 325 and approval of SP 256, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 325, and would therefore not result in any new significant effects that were not previously identified.
- d. The proposed Project would result in a comparable level of development permitted under the approved SP 256, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR 325.
- e. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR 325. Specifically, these updated technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and FEIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of SP256A2;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirement of FEIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR 325;
 5. The hydrology/water quality reports fulfill the mitigation requirements of FEIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was already identified and mitigated by FEIR 325.
- f. In order to ensure Project consistency with applicable MSHCP requirements, approximately 9.6 acres of open space have been accommodated within Planning Area 22. Conservation of Planning Area 22 ensures that SP 256 is fully consistent with the MSHCP requirements, and reduces previously identified impacts to biological resources.
- g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Environmental Impact Report 325 (EIR 325) would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and EIR.

4. Format and Content of this Addendum

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

Appendices A through K contain the updated studies requested by the Planning Department to reaffirm the findings of the previously certified FEIR 325. The studies are as follows:

- a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;
- f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;
- g. MSHCP consistency analysis comprised of the following: Consistency Documentation for TR 36316, prepared by Helix Environmental Planning and dated November 2, 2010;
- h. MSHCP consistency analysis comprised of the following: Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated November 2, 2010;
- i. Drainage Study for TTM 36316, prepared by Albert A. Webb Associates and dated July 7, 2010;
- j. Preliminary Project Specific Water Quality Management Plan – Tentative Tract 36316, prepared by Albert A. Webb Associates and dated March 2011; and
- k. Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan, prepared by Brian F. Smith and Associates and dated October 21, 2010.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix L that was prepared by County of Riverside staff, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

5. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. It will be forwarded, along with FEIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as

to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, an additional public hearing(s) will be held before the Riverside County Board of Supervisors to consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Board of Supervisors will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Board of Supervisors will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40780
Project Case Type (s) and Number(s): SP00256A2, CZ07786, TTM 36316
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Starfield Sycamore Investors, LLC
Applicant's Address: 2151 Michelson Drive, Suite 250, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 256, Amendment No. 2 (Sycamore Creek, SP256A2) proposes to adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space – Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been

increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
 - Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
 - Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
 - Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
 - Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
 - Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
 - Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
 - The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
 - The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
 - The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
 - Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space -

Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space – Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.
- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
 - The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
 - The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

As indicated in the above description, the majority of changes included as part of SP256A2 involve revisions to the Sycamore Creek Specific Plan to provide consistency with previously-approved Tentative Tract Maps, or to reflect the current land use designations of the 2003 Riverside County General Plan. Revisions to General Plan land use designations would not result in any changes to allowable land uses within affected planning areas, and environmental effects associated with revisions to planning area boundaries as part of previously-approved Tentative Tract Maps were previously subjected to evaluation under CEQA as part of the following Addenda to EIR No. 325: Environmental Assessment No. 39372 /Addendum No. 1 for Tentative Tract Map 31908, approved May 16, 2006; Environmental Assessment No. 38167 for Tentative Tract Map 29335, approved November 14, 2001; and Environmental Assessment No. 38554/Addendum No. 2 for Tentative Tract Map 30440, approved on June 10, 2003. Each of these Environmental Assessments/Addenda is hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside CA 92501.

Changes to the Specific Plan included as part of the current Project and that are the subject of this Environmental Assessment/Initial Study are limited to (new) Planning Areas 7, 17A through D, 24A, 24D, 26, 27, and 29, as described above, which would accommodate a total of 280 single-family dwelling units. Figure 1, *Specific Plan No. 256, Amendment No. 2 Land Use Plan*, depicts the land uses proposed as part of Amendment No. 2 to Specific Plan No. 256.

Figure 1

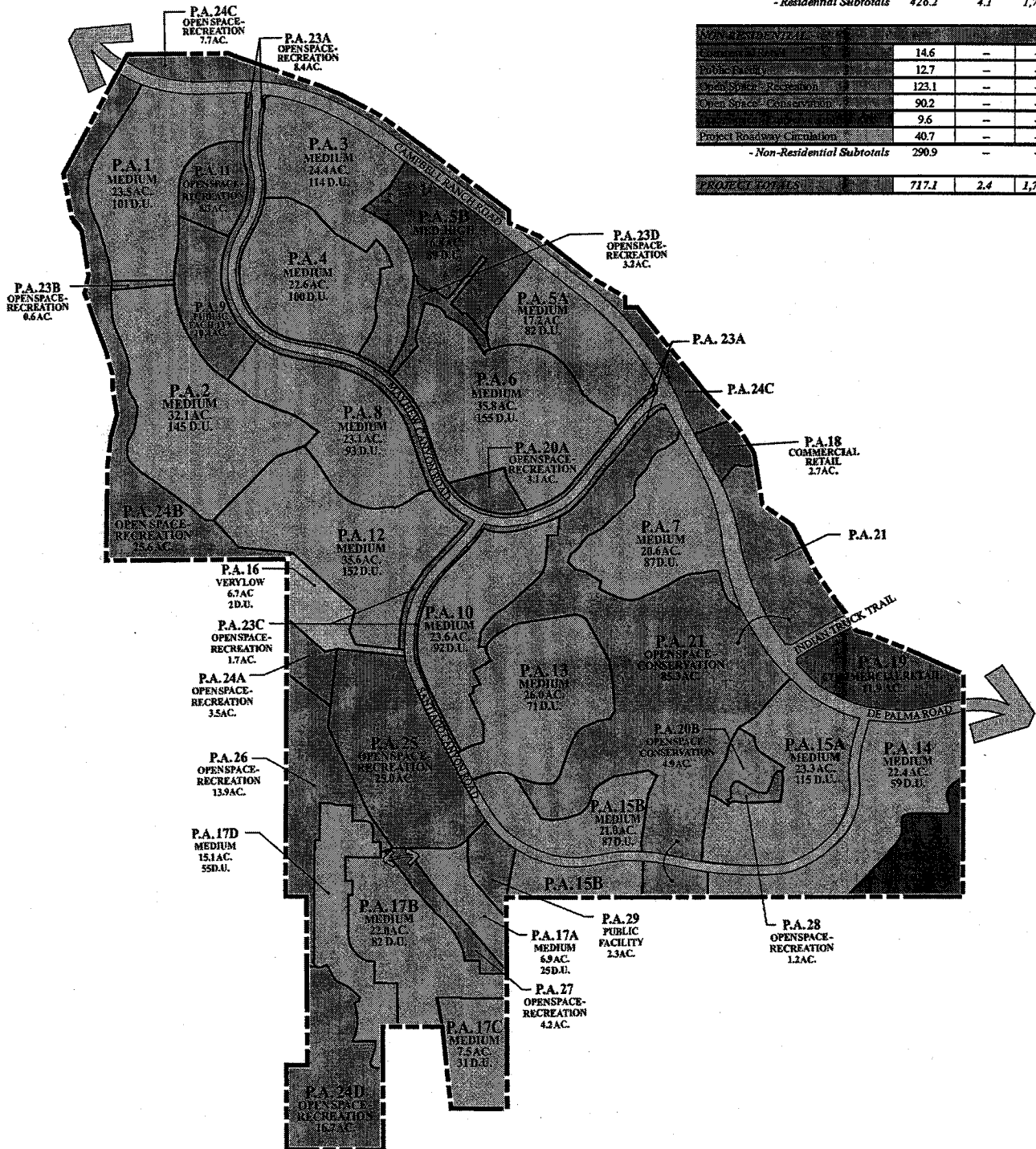
Specific Plan No. 256, Amendment No. 2 Land Use Plan

LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Very Low Density Residential	6.7	0.3	2
Medium Density Residential	402.7	4.1	1,646
Medium High Density Residential	16.8	5.3	89
- Residential Subtotals	426.2	4.1	1,737

NON-RESIDENTIAL			
Community Center	14.6	-	-
Public Facility	12.7	-	-
Open Space - Recreation	123.1	-	-
Open Space - Conservation	90.2	-	-
Project Roadway Circulation	40.7	-	-
- Non-Residential Subtotals	290.9	-	-

PROJECT TOTALS	717.1	2.4	1,737
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In summary, with approval of SP256A2 the following changes would occur:

- Total residential acreage would decrease from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,737, while the net residential density would increase to 4.1 du/ac;
- Areas proposed for commercial retail would remain unchanged at 14.6 acres;
- Areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres;
- Areas dedicated to park and greenbelts (i.e., "Open Space – Recreation") would increase from 56.6 acres to 123.1 acres;
- Areas devoted to open space ("Open Space – Conservation" and "Open Space – Conservation Habitat") has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and
- Acreage for internal roadways would remain unchanged at 40.7 acres.

To accommodate proposed residential land uses, SP256A2 would to modify the Circulation Plan to allow three new local street designs (40', 46', and 56' right-of-way widths). In addition, SP256A2 modifies the Project's Design Guidelines to include new development standards affecting Planning Areas 7 and 17A through D accommodating three lot dimensions (3,600 s.f. lots, 5,000 s.f. lots, and 6,000 s.f. lots).

Change of Zone No. 07786 (CZ 07786) would amend the existing approved Specific Plan Zoning Ordinance (Ordinance No. 348.3614) to reflect the revisions proposed to the Specific Plan Land Use Plan as part of SP256A2. In addition, CZ 07786 would formalize the boundaries of Planning Areas 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 16, 17A, 17B, 17C, 17D, 18, 20A, 23A, 23B, 23C, 23D, 24A, 24B, 24C, 24D, 26, 27, and 29.

Tentative Tract Map No. 36316 (TTM 36316) is a Schedule "A" map proposing to implement the changes proposed by SP256A2, and would subdivide (new) Planning Area 7 into 87 residential development lots with lot sizes ranging from 3,600 square feet (s.f.) to 7,576 s.f. Common open space lots and private rights-of-way also will be defined as part of TTM 36316. TTM 36316 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. A Planned Residential Development application, which includes a comprehensive site plan that shows the proposed location and orientation of structures on individual lots, also is proposed as part of TTM 36316. Figure 2, *Tentative Tract Map No. 36316*, depicts proposed Tentative Tract Map No. 36316.

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

C. Total Project Area: 717.1 acres (total); approximately 112.7 acres proposed for substantive revision as part of SP256A2 and approximately 25.13 acres (gross) proposed for subdivision by TTM 36316.

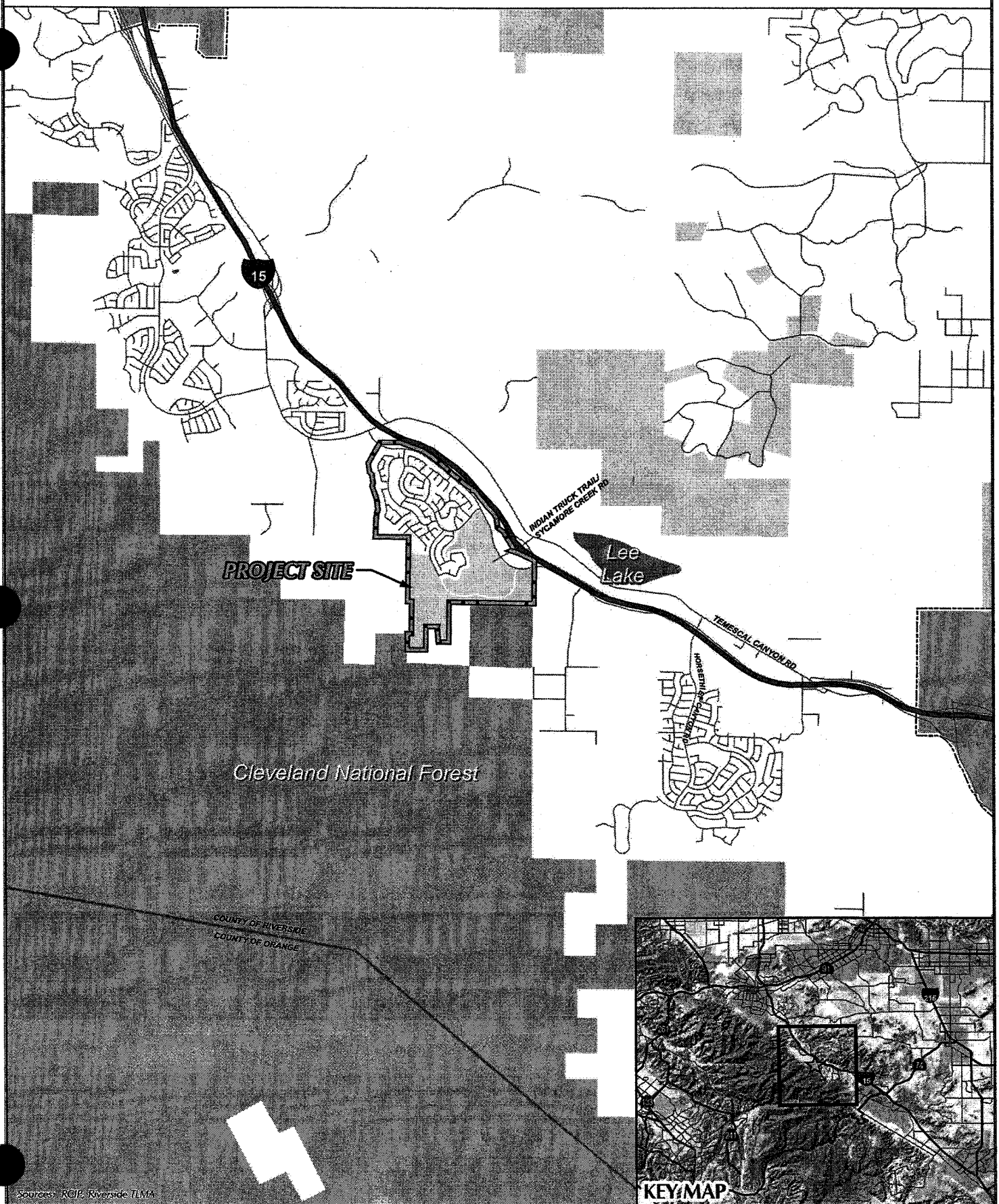
Residential Acres: 72.1	Lots: 280	Units: 280	Projected No. of Residents: 843
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Public Facility (water quality management basin), 2.3 acres; Open Space – Recreation, 38.3 acres.			

D. Assessor's Parcel No(s): Numerous; please refer to attached List of APNs for Specific Plan No. 256.

E. Street References: West of Indian Truck Trail exit from I-15, west of Campbell Ranch Road, south of Temescal Canyon Road exit from I-15. Please refer to Figure 3, *Vicinity Map*.

Figure 3

Vicinity Map



Sources: RCIP, Riverside TLMA



F. Section, Township & Range Description or reference/attach a Legal Description: Sections 1, 2, 11, and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian

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

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256). As shown on Figure 4, *Aerial Photograph*, numerous neighborhoods located in the northern portions of the Specific Plan are built-out and occupied by residents. The southern portions of the Specific Plan area are at various stages of implementation (e.g., Tentative Tract Map application/approval, grading permit issuance, construction permit issuance). Much of the area proposed for amendment by SP256A2 have been disturbed by grading activities (including grading within newly proposed Planning Area 7), although the extreme southwestern portion of the amendment area comprises disturbed natural open space used for agricultural production in the past.

Interstate 15 is located immediately north and east of the proposed Project site. Land farther to the north (on the east side of Interstate 15) is generally vacant, with a few scattered rural residences. Undeveloped, natural habitat and hillsides of the Cleveland National Forest and the Gavilan Hills are located south and east, respectively, of the Project area. An aggregate quarry (Mayhew Canyon Quarry) is located immediately adjacent to and west of the site. The Cleveland National Forest is located farther to the west of the community.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the requirements of Specific Plan No. 256, and would result in a slight reduction in the number of dwelling units allowed within the Specific Plan area. Pursuant to General Plan Land Use Element Policy LU 1.10, with approval of SP256A2, the proposed land uses also would be consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.
2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Included as part of SP256A2 is the designation of 9.6 acres in the southeastern portion of the site as Conservation – Open Space, which would achieve the open space goals of the County's MSHCP. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the southwestern portion of the Specific Plan area. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project has allowed for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.

6. **Housing:** Implementation of the proposed Project would result in a reduction in the total number of dwelling units allocated to SP256, from 1,765 dwelling units to 1,737 dwelling units. The slight reduction in dwelling units proposed by the Project would not adversely impact the General Plan Housing Element goals or policies.

7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Specific Plan No. 256 (MHDR, MDR, VLDR, CR, PF, OS-R, OS-C, OS-CH)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 256.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Elsinore Area Plan to the east and south; Lake Mathews/Woodcrest Area Plan to the northeast.
2. **Foundation Component(s):** Open Space (OS) to the west, south and northeast; Rural Community (RC) to the south; Community Development (CD) to the southeast, east, and north.
3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south; Open Space - Mineral Resources and Open Space- Conservation Habitat to the west; Light Industrial to the north; and Light Industrial and Open Space - Conservation Habitat to the east.
4. **Overlay(s):** None.
5. **Policy Area(s):** Temescal Wash Policy Area, Serrano Policy Area, Design Theme Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256
2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP256A2 would affect the following Planning Areas from the existing approved SP256, Amendment No. 1: Planning Areas 1, 7, 9, 12, 14, 15A, 16, 17A, 17B, 20B, 21, 22, 23E, and 24B (refer to Section I.A, *Project Description*, for a description of proposed changes to these planning areas).

I. Existing Zoning: Specific Plan (SP)

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

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) and Natural Assets (N-A) to the south; Residential Agriculture (R-A-5), R-R, and Manufacturing-Service Commercial (M-SC) to the east; Mineral Resources & Related Manufacturing (M-R-A), N-A, and R-R to the west; M-SC, R-1, and Specific Plan (SP) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous

EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



Matt Straite

Date

April 15, 2013

For Carolyn Syms-Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that Project impacts would not be significant. Revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. Areas proposed for development by SP256A2 are located adjacent to areas that have already been subject to residential development, or are located in areas that are not subject to public views due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the Specific Plan area has been subject to past disturbance, including agricultural activities and mass grading associated with existing development within the Specific Plan area. The Project would be developed pursuant to the Specific Plan Standards and Guidelines and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. The proposed changes to the Specific Plan Land Use Plan would result in a slight reduction in the total number of residential units allowed on-site and also would result in a slight reduction in the total acreage devoted to residential use. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, a significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) SP256A2 includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. Standards included in the Specific Plan would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area, nor would it expose residential property to unacceptable light levels. As such, significant impacts associated with Project lighting would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325, which concluded that such impacts would be less than significant. Although changes are proposed to the boundaries of several planning areas within the Specific Plan area, such changes would not result in a substantial change to areas proposed for development with urban uses. As such, impacts to Important Farmland types would be less than significant and would not be substantially different from what was evaluated in EIR No. 325.

b) The proposed Project site is not zoned for agricultural use and is not under active agricultural production. Impacts associated with the conversion of the site from agriculture to non-agricultural use were evaluated and disclosed in EIR No. 325. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to and between (proposed) Planning Areas 24D and 17C of SP256A2. It should be noted that, based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within Planning Areas 17B-D does not conflict with this existing off-site agricultural preserve. Therefore, impacts would be less than significant.

c) Only one property located within 300 feet of the Project site is zoned for agricultural use (Residential Agriculture, 10 acre minimum). However, this property is not under active agricultural production. Additionally the portion of the Specific Plan abutting this agriculturally zoned property is proposed to be changed from Medium Density Residential to Open Space land uses as part of the Project. As such, significant impacts to off-site agriculturally zoned properties would not occur.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. A significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) through c): The proposed Project site has been subject to development pursuant to the approved SP 256. In addition to the development of residential and recreational uses on-site, much of the Specific Plan area has been subject to disturbance associated with mass grading activities and/or past agricultural uses on the site. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis, EIR No. 325, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, County General Plan Program EIR (Section 4.5, *Air Quality*)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The 2007 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP was based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the new EMFAC 2007 model for the most recent motor vehicle and demographics information, respectively.

The Project's consistency with the 2007 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's *CEQA Air Quality Handbook* (1993).

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

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As evaluated as part of the Local Significance Threshold (LST) analysis for the Project (refer to the LST analysis under Issue 6.d., below), the Project would not exceed the short-term construction or long-term operational standards for localized emissions (both CAAQS standards and SCAQMD's regional thresholds). In addition, the analysis of long-term local air quality impacts indicate that future carbon monoxide (CO) concentration levels along roadways and intersections in the Project study area would not exceed 1-hour and 8-hour State CO pollutant concentration thresholds. On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

- ☐ **Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Specific Plan Amendment and a Change of Zone to modify the land uses on the site and modify the boundaries of interior planning areas. However, the proposed Project would not increase the maximum residential density on the site and Project-related emissions would be consistent with the adopted Specific Plan. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

b) & c) The land uses proposed by the Project would generate emissions that may adversely impact air quality in the near-term (construction phase) and the long-term (Project operation).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Emissions

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

Assuming a "worst-case" scenario for construction activity, the estimated maximum daily construction emissions are summarized on Table 1, *Construction Activities Emissions Summary*.

With mandatory compliance to applicable standard regulatory requirements, including but not limited to SCAQMD Rule 1113 (Architectural Coatings); SCAQMD Rule 431.2 (Low Sulfur Fuel), SCAQMD Rule 403 (Fugitive Dust), and SCAQMD Rule 1186/1186.1 (Street Sweepers), assumed "worst-case" construction emissions generated by the Project would not exceed criteria pollutant thresholds established by the SCAQMD and are determined to be less than significant. Accordingly, the proposed Project would not substantially increase the severity of short-term construction impacts previously identified in EIR No. 325.

Table 1 Construction Activities Emissions Summary (Pounds Per Day)

Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Phase 1 Construction – Maximum Emissions Estimate						
Maximum Daily Emissions	14.99	31.67	24.96	0.02	7.92	2.85
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO
Phase 2 Construction – Maximum Emissions Estimate						
Maximum Daily Emissions	30.11	32.73	72.80	0.09	8.83	3.27
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Operational Emissions

Long-term operation of the Project is expected to result in the emissions of Reactive Organic Gasses (ROG), NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational emissions are expected from the following primary sources: vehicles; combustion emissions associated with natural gas and electricity use; fugitive dust related to vehicle travel; operation of maintenance equipment; emissions from consumer products; and architectural coatings.

The Project-related emissions burdens, along with a comparison of SCAQMD significance thresholds, are shown in Table 2, *Phase 1 (2012) Operational Emissions Summary*, and Table 3, *Phase 2 (2013) Operational Emissions Summary*.

As demonstrated in Table 2 and Table 3, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Therefore, long-term emissions are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in EIR No. 325.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2 Phase 1 (2012) Operational Emissions Summary (Pounds Per Day)

Summer Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	5.58	1.46	4.48	0	0.01	0.01
Operational Emissions ^b	6.71	10.20	80.99	0.09	14.65	2.93
Maximum Daily Emissions	12.29	11.66	85.47	0.09	14.66	2.94
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Winter Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	4.92	2.14	0.91	0	0.06	0.06
Operational Emissions ^b	7.27	12.12	78.25	0.08	14.65	2.93
Maximum Daily Emissions	12.19	14.26	79.16	0.08	14.71	2.99
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

^a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 3 Phase 2 (2013) Operational Emissions Summary (POUNDS PER DAY)

Summer Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	18.18	4.74	16.04	0	0.05	0.05
Operational Emissions ^b	20.36	30.07	243.76	0.30	47.74	9.52
Maximum Daily Emissions	38.54	34.81	259.80	0.30	47.79	9.57
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Winter Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	15.93	6.91	2.94	0.01	0.20	0.20
Operational Emissions ^b	21.92	35.73	235.05	0.25	47.74	9.52
Maximum Daily Emissions	37.85	42.64	237.99	0.26	47.94	9.72
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

^a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Emissions generated during construction and/or long-term operation of the Project have the potential to contribute or cause localized exceedances of federal and/or state ambient air quality standards, which could adversely affect sensitive receptors in the immediate vicinity of the Project site. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences located in close proximity to the project site. It is anticipated that construction activities will take place no closer than approximately 80 feet (~25 meters) from any existing sensitive receptor.

Potential impacts to nearby sensitive receptors could occur due to a violation of SCAQMD's Localized Significance Thresholds (LSTs) during construction or long-term operation, through the creation of a CO "Hotspot" due to the addition of Project traffic to surrounding roadways, or due to the exposure of nearby sensitive receptors to diesel particulate matter. Each of these potential impacts is evaluated below.

Localized Significance

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the Federal and/or State ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as LSTs.

Table 4, *Localized Significance Summary - Construction*, presents the localized emissions during Project-related construction activities. As shown in Table 4, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds during construction. Therefore, the Project would not expose nearby sensitive receptors to substantial emissions during construction and impacts are determined to be less than significant.

Table 4 Localized Significance Summary – Construction (Pounds Per Day)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Phase 1 Construction – Maximum Emissions Estimate				
Maximum Daily Emissions	31.67	24.96	7.92	2.85
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO
Phase 2 Construction – Maximum Emissions Estimate				
Maximum Daily Emissions	32.73	72.80	8.83	3.27
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 5, *Localized Significance Summary – Phase 1 Operations*, and Table 6, *Localized Significance Summary – Phase 2 Operations*, present the localized emissions during long-term operation of the Project. As shown in Table 5 and Table 6, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds. Therefore, long-term operation of the Project would not expose nearby sensitive receptors to substantial emissions and impacts are determined to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 5 Localized Significance Summary –Phase 1 Operations (Pounds Per Day)
Summer Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	1.46	4.48	0.01	0.01
Vehicle Emissions ^b	1.05	12.82	0.19	0.07
Operational Emissions	2.51	17.30	0.20	0.08
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Winter Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	2.14	0.91	0.06	0.06
Vehicle Emissions ^b	1.21	15.09	0.19	0.07
Operational Emissions	3.35	16.00	0.25	0.13
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 6 Localized Significance Summary – Phase 2 Operations (Pounds Per Day)
Summer Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	4.74	16.04	0.05	0.05
Vehicle Emissions ^b	3.13	38.57	0.61	0.22
Operational Emissions	7.87	54.61	0.66	0.27
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Winter Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	2.14	0.91	0.06	0.06
Vehicle Emissions ^b	1.21	15.09	0.19	0.07
Operational Emissions	3.35	16.00	0.25	0.13
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

CO "Hot Spot" Analysis

A CO "hot spot" is a localized concentration of carbon monoxide that is above State and/or Federal 1-hour or 8-hour ambient air standards. CO "hot spots" are generally associated with idling or slow moving traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Because the Project has the potential to worsen level of service (LOS) delays on adjacent roadways (as identified below under "Transportation/Traffic"), a CO "hot spot" analysis is required to assess any localized CO impacts on sensitive receptors that may be situated adjacent to congested intersections (including sensitive receptors within one mile of the proposed Project site).

Table 7, *Phase 1 Carbon Monoxide "Hot Spot" Levels (2012)* and Table 8, *Phase 2 Carbon Monoxide "Hot Spot" Levels*, summarize the "worst-case" 1-hour and 8-hour CO concentrations for Project conditions in Years 2012 and 2013, respectively. Based on the impact analysis, none of the locations in the vicinity of the Project are expected to exceed the maximum allowable 1-hour CO concentration of 20.0 parts per million (ppm) or the maximum allowable 8-hour CO concentration of 9.0 ppm. As presented in Table 7, the highest projected 1-hour CO concentration is 7.1 and the highest projected 8-hour CO concentration is 6.3 ppm. Accordingly, the proposed Project would not generate substantial CO emissions, and impacts to sensitive receptors, including sensitive receptors within one mile of the Project site, would be less than significant.

Table 7 Phase 1 Carbon Monoxide "Hot Spot" Levels (2012)

Intersection	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.2	5.7	5.4	5.7	5.3	5.3	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.4	6.7	6.0	5.8	6.0	5.5	5.6	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.3	6.4	5.8	5.8	5.8	5.4	5.6	5.6	5.3	5.4	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.4	7.1	6.3	5.9	6.2	5.7	5.7	5.9	5.5	5.5	5.7	5.3

¹All values represented in parts per million (ppm)

Source: Urban Crossroads, Inc., 2010. Calculations are provided in Appendix D.

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 8 Phase 2 Carbon Monoxide "Hot Spot" Levels (2013)

Intersection	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.3	5.7	5.4	5.7	5.3	5.4	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.5	6.8	6.1	5.9	6.0	5.5	5.7	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.4	6.5	5.9	5.8	5.9	5.4	5.6	5.7	5.3	5.5	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.5	7.1	6.3	5.9	6.2	5.7	5.7	6.0	5.5	5.5	5.7	5.3

¹All values represented in parts per million (ppm)

Source: Urban Crossroads, Inc., 2010. Calculations are provided in Appendix D.

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

e) The proposed Project would involve the construction of residential land uses within one (1) mile of active sand and gravel mining operations. Mining operations, which are considered a point source emitter, generate fugitive dust during soil and rock uptake activities as well from wind erosion of aggregate storage piles. Therefore, the proposed Project would have the potential to expose sensitive receptors to substantial point source emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Point source fugitive dust emissions generated by the adjacent mining operations were previously evaluated in EIR No. 325. As described in EIR No. 325, mining operations would generate substantial fugitive dust emissions and would expose on-site residential land uses to significant adverse air quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) was required to construct specialized landscape buffers along the property boundary with adjacent mining operations. The landscape buffers were comprised of closely planted conifer trees that would capture windblown particulate matter. Construction of the landscape buffers was determined to reduce fugitive dust emissions from the adjacent mining operations to less than significant levels.

The landscape buffers required as mitigation for EIR No. 325 have been constructed since certification of the EIR. Therefore, the proposed project would not be adversely affected by fugitive dust emissions and would not expose sensitive receptors to substantial point source emissions. Accordingly, implementation of the Project would not substantially increase the severity of long-term air quality impacts previously identified in EIR No. 325.

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

Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. As such, short-term odor impacts associated with Project construction would be less than significant and not mitigation is required.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, On-site Inspection, MSHCP Consistency Analysis for Tract 36316; MSHCP Consistency Analysis for Tract 36317

Findings of Fact:

a) The proposed Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The substantive changes proposed as part of the Project would occur within Planning Area 7 in association with TTM 36316, and within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). Each of these areas is discussed below.

TTM 36316, which proposes to implement Medium Density Residential land uses within (new) Planning Area 7, is located within three conservation cells: the southwest corner of Conservation Cell 3448, the northwestern corner of Conservation Cell 3545, and the northeastern corner of Conservation Cell 3546. All Conservation Cells on-site are located within the Temescal Canyon Area Plan (TCAP) of the MSHCP. Conservation criteria set forth in the MSHCP identifies the south-central portion of Cell 3448, the east-central portion of Cell 3545, and the western and northern portions of Cell 3546 for conservation. Therefore, the MSHCP criteria for the conservation cells on-site do not identify any portion of TTM 36316 for conservation. Development of TTM 36316 would be required to comply with other MSHCP policies, including, but not limited to, the MSHCP criteria for the Wildland-Urban Interface. In addition, no Riparian/Riverine habitat occurs within or adjacent to TTM 36316. Therefore, since the MSHCP does not identify any portion of TTM 36316 for conservation, and since the Project would be required to adhere to other MSHCP policies, the proposed Project would not conflict with the MSHCP. No impact would occur.

The southwestern portion of the Specific Plan area, which proposes to implement Medium Density Residential, Open Space – Recreation, and Public Facility land uses within (newly) proposed Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, is located within the southwestern corner of MSCHP Cell Number 3545 within the TCAP. Conservation criteria for Cell 3545 require the conservation of approximately 5-15% focusing on the east-central portion of the Cell. This conservation requirement already has been fulfilled with the conservation of (new) Planning Area 21, and the Conservation Criteria does not affect the southwestern portion of the Specific Plan area. Development of the southwestern portions of the Specific Plan area would be required to comply with other MSHCP policies, including, but not limited to, the MSHCP criteria for the Wildland-Urban Interface. In addition, no Riparian/Riverine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitat occurs within the southwestern portion of the Specific Plan area. Therefore, since the MSHCP does not identify the southwestern portions of the Specific Plan area for conservation, and since the Project would be required to adhere to other MSHCP policies, the proposed Project would not conflict with the MSHCP. No impact would occur.

Therefore, the proposed Project would be fully consistent with applicable MSHCP requirements, and no impact would occur. The proposed Project site is not subject to any other Habitat Conservation Plans, Natural Conservation Community Plans, or any other approved local, regional, or state conservation plans.

b & c) An assessment of habitat within TTM 36316 and the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) was conducted by Helix Environmental Planning in August 2010 and documented in two separate reports evaluating the Project's consistency with applicable MSHCP requirements. It should be noted that one of these reports addresses TTM 36317, which is not a part of the Project under evaluation; nonetheless, the analysis identifies existing vegetation communities within the southwestern portion of the Specific Plan area.

The MSHCP Consistency Analysis for TTM 36316 determined that with the exception of several small areas subject to fuel modification zones along the northern and western boundaries of the tract, the majority of TTM 36316 consists of completely disturbed habitat. The only native habitat occurring on the site is Riversidean sage scrub, the majority of which is being restored to the site via a restoration program being implemented by the Project developer. Fuel modification within the conservation easement occurring within (new) Planning Area 21 is allowed under the Biological Opinion (BO) issued by the U.S. Fish and Wildlife Service (USFWS) for the Project.

Focused rare plant surveys were completed for the entire Sycamore Creek site in 1986, 1998, and 2000, with updated surveys occurring in 2001, 2002, and 2003. Of a total of sixteen sensitive plant species that have the potential to occur on-site, only Munz's onion (*Allium munzii*) was located within the Project area. However, the Munz's onion bulbs were collected for translocation to open space elsewhere within the Specific Plan area prior to clearing and grading of TTM 36316. Accordingly, implementation of TTM 36316 would not result in significant impacts to any sensitive or endangered plant species, as mitigation for such impacts already has occurred. With respect to sensitive wildlife species (including endangered wildlife species), the Sycamore Creek project obtained federal and state wetland permits (Section 404 of the Federal Clean Water Act and Section 1600 of the Fish and Game Code). No new sensitive wildlife species have been observed on-site since issuance of these permits and mass grading within (new) Planning Area 7. Accordingly, implementation of TTM 36316 would not result in any significant impacts to sensitive plant or wildlife species beyond those impacts previously disclosed and mitigated for as part of earlier projects within SP 256.

Helix Environmental Planning also conducted field surveys for areas proposed for development within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). As part of field surveys, Helix Environmental Planning conducted surveys to locate plant species identified as having the potential to occur within this portion of the Specific Plan. As a result of this survey, it was determined that 24 plant species with the potential to occur on-site were not identified; nine (9) species associated with alkali soils, grassland, and/or vernal pools with clay soils do not occur on-site; and suitable habitat for other sensitive plant species does not occur, indicating that these species have little or no potential to occur within the Project area. Accordingly, future development within the southwestern portion of the Specific Plan area would not result in any significant impacts to sensitive or endangered plant species. In addition, the analysis determined that the Project site does not contain habitat for sensitive or endangered invertebrate species, fish species, amphibian species, or bird species.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on these findings, implementation of TTM 36316 and future development within the southwestern portion of the Specific Plan area would not result in any new significant impacts to sensitive plant or wildlife species, and a significant impact would not occur.

d) Specific Plan No. 256 was designed to incorporate large areas of open space at the perimeter of the Specific Plan and in the south-central portion within (new) Planning Area 21. Proposed SP256A2 also accommodates the conservation of approximately 9.6 acres of habitat within the southeastern boundary of the Specific Plan (new Planning Area 22). Conservation of these areas already has occurred or will occur as a condition of approval of previously-approved tract maps, and will ensure that wildlife movement is accommodated through the Project area. In addition, the proposed Project is fully consistent with the MSHCP, which provides for the conservation of regional and local wildlife corridors. Accordingly, no impact to wildlife movement corridors would occur with implementation of the proposed Project.

e) As indicated under the response to Issue 7.a), and as depicted on Figure 5, *Vegetation Impacts – TTM 36316*, riparian habitat does not occur within areas proposed for development by TTM 36316, and the only sensitive vegetation within the proposed impact area is a small area containing Riversidean sage scrub habitat that is being restored via a restoration program being undertaken by the Project developer. Fuel modification zones for TTM 36316 would result in impacts to portions of this Riversidean sage scrub; however, impacts due to fuel modification are allowed pursuant to the BO issued by the USFWS. Accordingly, implementation of TTM 36316 would not result in any new significant impacts to sensitive riparian habitat or sensitive natural plant communities.

As depicted on Figure 6, *Existing Vegetation Communities – Southwestern Portion of SP256A2*, the southwestern portion of the Specific Plan area is dominated by disturbed habitat, including all of the areas proposed for residential development as part of SP256A2. Existing sensitive habitat, including areas of Riversidean sage scrub and southern mixed chaparral, occurs only within (new) Planning Area 24A and (new) Planning Area 24D. SP256A2 does not propose any changes to the allowable land uses or areas proposed for disturbance within Planning Areas 24A or 24D. Accordingly, implementation of SP256A2 would not result in any new significant impacts to sensitive riparian habitat or natural plant communities.

Figure 5

Vegetation Impacts - TTM No. 36316

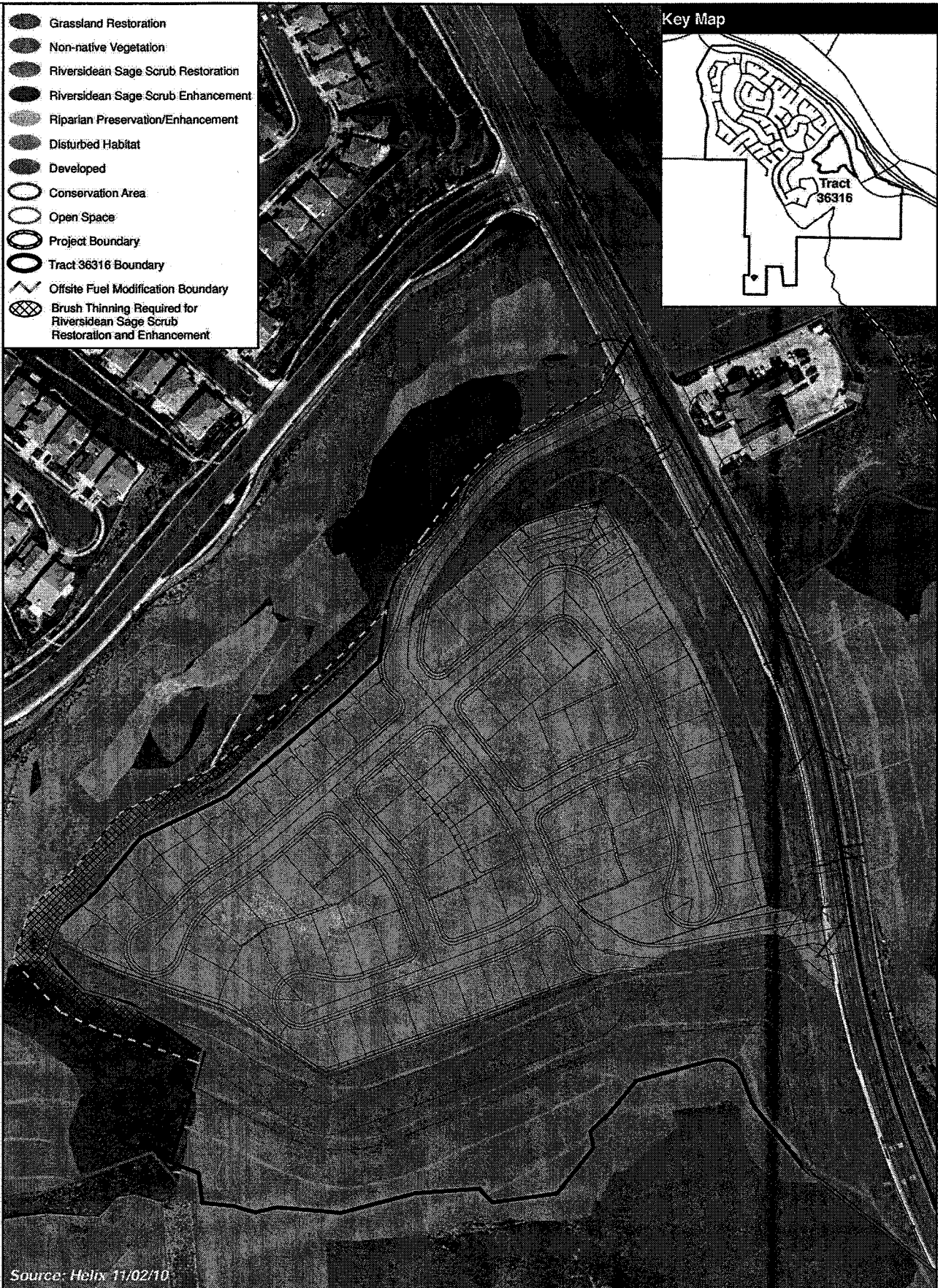
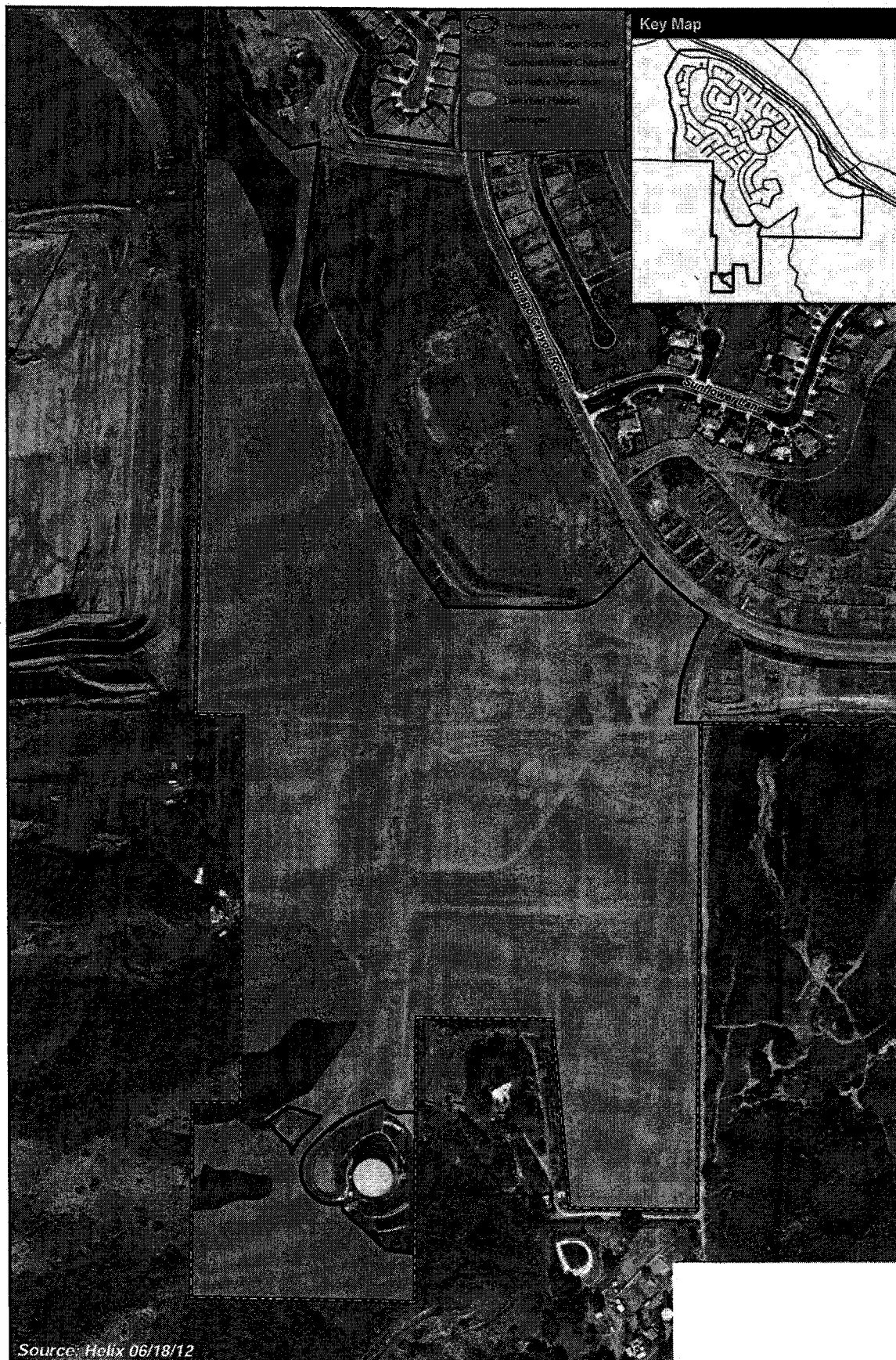


Figure 7

Existing Vegetation Communities - Southwestern Portion of SP 256A2



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Based on the site specific analyses conducted by Helix Environmental Planning, areas proposed for substantive changes as part of SP256A2 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Accordingly, a significant impact would not occur.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

CULTURAL RESOURCES Would the project

8. Historic Resources

a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Source: On-site Inspection, Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a) & b): Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 within the southwestern portions of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) also determined that no historic resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered historic resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources. This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Accordingly, the proposed Project would not result in any new significant impacts to historic resources.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

9. Archaeological Resources

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

Source: Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

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

a & b) Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site contained only one single, isolated artifactual find, which was previously recorded and fully mitigated to a level below significance. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 for the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29) also determined that no archaeological resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered archaeological resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources. This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Accordingly, the proposed Project would not result in any new significant impacts to archaeological resources.

c) No human remains have been identified on-site during past archaeological investigations or during the 2010 site-specific investigation. In addition, mass grading of the Project site already has occurred, indicating that the potential for uncovering human remains is negligible. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded.

d) The proposed Project site does not contain any existing religious or sacred uses, and already has been disturbed by mass grading activities. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", EIR No. 325

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR No. 325, which identified significant, but mitigable impacts to paleontological resources due to the presence of geologic soil types identified as having a "high" potential for containing fossils. Mitigation was imposed requiring the monitoring of site grading activities by a qualified paleontological monitor. As the entire area of SP 256 has been subject to mass grading, there is little to no potential for impacting such resources with implementation of SP256A2. Accordingly, no new impacts would occur, and additional monitoring by a paleontologist is not required to preclude significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Expose people or structures to potential substantial

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) & b) All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of EIR No. 325. A site-specific geotechnical report also has been prepared for Tract 36316, which concludes that Tract 36316 site is suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical reports. As disclosed in EIR No. 325, the southwestern portions of the Specific Plan area contain surface traces of the active Glen Ivy North Fault segment of the Elsinore Fault System. However, the Project has been designed to accommodate this active fault zone by designating the affected portions of the site as part of the Passive Park within Planning Area 27. A site-specific geotechnical report would be required in conjunction with future tentative tract maps affecting the southwestern portion of the Specific Plan area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). Additional geotechnical reports would be required in conjunction with future grading permits. These site-specific geotechnical reports would be required to demonstrate that the design of future tract map(s) and grading plan(s) within this portion of the site would not be subject to substantial safety hazards associated with the active faults on-site. Therefore, with compliance with the mitigation measures contained in EIR No. 325 and the recommendations of the site-specific geotechnical evaluation, impacts from Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones would be less than significant.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) Liquefaction hazards were evaluated in EIR No. 325, which found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures requiring site-specific geotechnical reports to be prepared in conjunction with future development.

A site-specific geotechnical evaluation has been prepared in conjunction with Tentative Tract Map No. 36316. This site-specific geotechnical report indicates that liquefaction hazards are generally not present within Planning Area 7, although perched groundwater from Project irrigation could increase liquefaction potential. The geotechnical evaluation includes measures that would reduce the potential for increased liquefaction hazards on-site, including recommendations for over-excavation to address the potential for hydro-collapse of on-site soils. The recommendations of the geotechnical evaluation will be incorporated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as conditions of Project approval, and will be further addressed through additional geotechnical studies required in conjunction with future grading permits.

Pursuant to mitigation measures identified in EIR No. 325, additional site-specific geotechnical evaluation(s) would be required in conjunction with future tentative map(s) within the southwestern portion of the Project area (i.e., Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29). The site-specific evaluation(s) would be required to demonstrate that measures incorporated into the tract map design or imposed as conditions of approval would adequately attenuate seismic-related ground failure hazards, such as liquefaction. Recommendations included in the geotechnical evaluation(s) would be enforced by the County as conditions of approval. Through mandatory compliance with the future geotechnical evaluation(s), impacts would be reduced to less than significant levels.

As such, potential liquefaction hazards are evaluated as a less than significant impact.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact: All potential impacts were addressed in EIR No. 325 for Specific Plan No. 256. A geological investigation was prepared in conjunction with EIR No. 325, and a site-specific geotechnical evaluation has been prepared for Tentative Tract Map No. 36316. Additional geotechnical evaluation(s) will be required in association with future tentative tract map(s) that may be proposed within the southwestern portion of the Specific Plan area. As concluded in EIR No. 325 and the site-specific geotechnical evaluation, with avoidance of the fault zone that is accommodated within the passive park in Planning Area 27, seismic-related hazards would not be greater than that which occurs in southern California as a whole. Mandatory compliance with the County's building code would ensure that future structures on-site are not at risk of damage or collapse. As such, impacts due to strong seismic ground shaking are evaluated as a less than significant impact of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Report for Tract 36316, EIR No. 325

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

a) As concluded in the site-specific geotechnical investigation for Tract Maps 36316 and in EIR No. 325, due to the lack of significant slopes on the Project site, the potential for landslides on-site are considered remote. In addition, the majority of TTM 36316 area contains rocks of the Jurassic-age Bedford Canyon Formation that contain a very thin to non-existent mantle, and are therefore not subject to seismically induced landslides. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet. As such, there would be no impacts associated landslide risks within TTM 36316.

As required by EIR No. 325, additional geotechnical evaluation(s) will be required in association with future tentative tract map(s) affecting the southwestern portion of the Specific Plan area. The geotechnical report(s) will identify the potential for landslide risk and will incorporate recommendations that would attenuate any identified landslide risks. The recommendations of the geotechnical report(s) would be enforced as part of the conditions of approval for the implementing tract map. Furthermore, and consistent with the findings of the soils report included as an appendix to EIR No. 325, landslide impacts associated with development in the southwestern portion of the Specific Plan area are not anticipated. Accordingly, a significant impact due to landslide risk would not occur with implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) As concluded in the site-specific geotechnical evaluation for Tract 36316, the potential for ground subsidence is considered remote, provided that the site-specific recommendations are incorporated into the Project's design. As required by EIR No. 325, site-specific geotechnical evaluation(s) also would be required in association with future tract maps affecting the southwestern portions of the Specific Plan area, which would incorporate recommendations to attenuate any hazards associated with ground subsidence. As the recommendations in the site-specific geotechnical evaluations would be incorporated into the Project's conditions of approval and/or future site-specific geotechnical evaluations required in support of future grading permits for the site, impacts associated with ground subsidence would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

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

a) The proposed Project site is not located in close proximity to any known active volcanoes. Additionally, there are no conditions in the Project vicinity that could subject the site to hazards associated with seiches or mudflows. Accordingly, significant impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) through c): The proposed Project site has been subject to mass grading activities and was used for agricultural production in the past. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TTM 36316 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet. Future slopes that may be proposed within the southwestern portions of the Specific Plan area would be subject to review by the Building and Safety Department to ensure the slopes do not pose any safety hazards. Within the areas proposed for substantive changes as part of SP256A2 (i.e., Planning Areas 7, 17A through 17D, 24A, 24D, 26, 27, and 29), there are no existing subsurface disposal systems. As such, significant impacts would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a. Result in substantial soil erosion or the loss of topsoil?	<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"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report for Tract 36316, EIR No. 325.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR No. 325. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 36316, as required by EIR No. 325, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional site-specific geotechnical evaluation(s) would be required in support of future tract maps within the southwestern portion of the Specific Plan area. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant.

b) Based on a site-specific geotechnical evaluation prepared for TTM 36316, the expansive potential of soils within Planning Area 7 is considered "very low" to "low." As such, development within Planning Area 7 as proposed by TTM 36316 would not result in any substantial risks to life or property associated with expansive soils.

EIR No. 325 identified unstable soils as a potential impact, and required as mitigation that future site-specific geotechnical evaluation(s) be prepared in association with future tract maps. Future site-specific geotechnical evaluation(s) prepared within the southwestern portion of the Specific Plan area would incorporate recommendations to attenuate any identified hazards associated with expansive soils. Such recommendations would be enforced as part of conditions of approval imposed on the future tract maps and would be incorporated into site-specific geotechnical evaluations required in association with future grading permits. Mandatory compliance with the recommendations contained in future geotechnical reports would ensure that significant impacts associated with expansive soils would not occur.

c) The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

19. Erosion

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

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

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Source: U.S.D.A. Soil Conservation Service Soil Surveys, EIR No. 325

Findings of Fact:

a) & b): All potential impacts were addressed in EIR No. 325, which concluded that erosion-related impacts would be reduced to a level below significance with the incorporation of mitigation measures. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Therefore, with compliance with the mitigation measures specified in EIR No. 325 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant levels.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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

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a. Be impacted by or result in an increase in wind erosion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR No. 325.

Findings of Fact:

a) Wind erosion and blowsand impacts were evaluated in EIR No. 325, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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Source: Project Application Materials, Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis, CARB Scoping Plan

Findings of Fact:

a) & b) Greenhouse gas emissions associated with the development and operation of the proposed project were estimated utilizing the URBEMIS 2007 emissions inventory model. Emissions sources and categories discussed in the report Sycamore Creek Specific Plan Amendment No. 2 Air Quality Impact Analysis have the potential to generate emissions of GHGs; as such the URBEMIS 2007 emissions inventory model was utilized to calculate CO2 emissions resulting from the construction and operational phases of the project.

Although every attempt has been made to accurately and comprehensively quantify the greenhouse gas emissions associated with the project, a number of inherent limitations are unavoidable in an emissions inventory of this scope. The primary limitation of the URBEMIS 2007 model is that it only accounts for emissions of CO2. Additional limitations are discussed in detail in the Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis.

In September 2006, AB 32, the California Climate Solutions Act of 2006, was signed into law. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The California Air Resources Board (CARB) has determined that absent AB 32 and other California climate change laws and mandates, California's projected "business as usual" (BAU) 2020 greenhouse gas emissions would be 596 million metric tons of carbon dioxide equivalent (MMTCO₂e). CARB has also determined that California's 1990 greenhouse gas emissions were 427 MMTCO₂e. Accordingly, to satisfy the requirements of AB 32, California needs to reduce its overall emissions for all sectors by 169 MMTCO₂e, by approximately 30 percent below the BAU 2020 projection.

As summarized in Table 9, *Project BAU Total Greenhouse Gas Emissions (Metric Tons per Year)*, the proposed Project would result in annual emissions of 6,842.86 metric tons of CO₂e under BAU conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, the proposed Project would be subject to various measures enacted by the State of California for the purpose of reducing GHG emissions throughout the State. A detailed description of these measures is provided in the Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis.

Table 9 Project BAU Total Greenhouse Gas Emissions (Metric Tons per Year)

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄ (CO ₂ E)	N ₂ O(CO ₂ E)	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	44.30 ^a	0.56 ^e	4.12 ^e	48.98
Area Source Emissions	972.58 ^a	0.49 ^f	6.95 ^f	980.02
Mobile Sources	4,719.02 ^a	2.65 ^g	46.75 ^g	4,768.42
Electricity Energy	775.28 ^b	0.68 ^b	2.69 ^b	778.65
Solid Waste Generation	—	31.34 ^c	—	31.34
Water Usage	234.43 ^d	0.21 ^d	0.81 ^d	235.45
Total CO ₂ E (All Sources)	6,842.86			
Per Capita GHG Emissions (845 residents)	8.10 MT CO ₂ E /Year			

NOTES: CO₂ emissions for construction, area source, and mobile source emissions obtained from URBEMIS 2007 model outputs. Please note that the URBEMIS 2007 model outputs emissions in terms of short tons, and therefore values have been converted to metric tons accordingly.

^a Source: URBEMIS 2007 model output, See Appendix "A" under the heading *URBEMIS 2007 Model Carbon Dioxide (CO₂) Emissions Estimate for Construction Activity and URBEMIS 2007 Model Carbon Dioxide (CO₂) Emissions Estimate for Operational Activity* for detailed emissions calculations.

^b Source: Emissions calculated based on California Energy Commission (CEC) and CCAR as discussed on Page 44 of this report under the heading "Area Source Emissions in Addition to URBEMIS 2007," emission factors obtained from CCAR Protocol. See Appendix "A" under the heading *GHG Emissions from Electricity Usage* for detailed emissions calculations.

^c Source: Emissions calculated based on California Integrated Waste Management Board (CIWMB) generation factors and USEPA Emission factors identified in Appendix "A" under the heading *GHG Emissions from Solid Waste Disposal* for detailed emissions calculations.

^d Source: Emissions calculated based on CEC and American Water Work Association as discussed on Page 40 of this report under the heading "Area Source Emissions in Addition to URBEMIS 2007," emission factors obtained from CCAR Protocol. See Appendix "A" under the heading *GHG Emissions from Water Usage* for detailed emissions calculations.

^e Source: Emissions calculated based on factors discussed on Page 39, under the heading *Construction GHG Emissions in Addition to URBEMIS 2007*

^f Source: Emissions calculated based on SCAQMD Handbook usage factors and CCAR emission factors. See Appendix "A" under the heading *GHG Emissions from Natural Gas Usage* for detailed emissions calculations.

^g Source: Emissions calculated based on CCAR General Reporting Protocol. See Appendix "A" under the heading *CCAR General Reporting Protocol Emissions Calculation Worksheet for Mobile Source (Vehicular) Emissions of Methane (CH₄) and Nitrous Oxide (N₂O)* for detailed emissions calculations.

Source: Sycamore Creek Specific Plan Amendment No. 2 Climate Change Analysis

Table 10, *Project with Scoping Plan GHG Emissions Reductions (Metric Tons per Year)*, provides an estimate of the total metric tons per year of CO₂e that would be reduced as a result of mandatory compliance with existing and proposed State measures to reduce GHG emissions. As shown, compliance with these measures would reduce emissions by 24.9 percent, or 1,702.3 metric tons per year of CO₂e, in the Year 2013 and would decrease emissions by 42.2 percent, or 2,885.86 metric tons per year of CO₂e, in the Year 2020. SP256A2 also incorporates design measures to reduce the Project's demand for energy resources, which would result in a concomitant reduction in GHG emissions, and would further reduce GHG emissions below the levels summarized in Table 10.

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Table 10 Project with Scoping Plan GHG Emissions Reductions (Metric Tons per Year)

Emissions (metric tons per year) CO ₂ E		
Emissions Source	2013	2020
Annual construction-related emissions amortized over 30 years	48.98	48.98
Area Source Emissions ^{a, b}	757.56	757.56
Mobile Sources ^{c, d}	3,531.48	2,457.61
Electricity Energy ^{a, b}	554.35	475.50
Solid Waste Generation	31.34	31.34
Water Usage ^b	216.85	186.01
Total CO ₂ E (All Sources)	5,140.56	3,957.00
Percent Decrease from BAU	24.87%	42.20%

^a Based on an increase in 22.7 percent efficiency from the 2005 to 2008 Building and Energy Efficiency Standards (Title 24, California Building Code). Source: Impact Analysis 2008 Update to the California Energy Efficiency Standards for Residential and Nonresidential Buildings, Prepared for California Energy Commission, November 7, 2007. See Appendix "B" for more information.

^b Based on an increase in renewable energy use from 12 to 33 percent by 2020. In addition, the Energy Action Plan requires a 7.9% renewable energy portfolio by 2010 (CARB 2008).

^c Based on a 10 percent decrease in carbon content of fuel in the CARB Scoping Plan by year 2020 and a 1% decrease in gasoline fuel carbon content by year 2013 (CARB 2009). See Appendix "B" for more information.

^d Based on a 25.2 percent increase in fuel efficiency from 2009 to 2013, and 42.8 percent increase in fuel efficiency from 2009 to 2020 as presented in the CARB 2008 Technical Advisory. See Appendix "B" for more information.

Accordingly, the proposed Project would not generate GHG emissions that would have a significant impact on the environment, and the proposed Project would be consistent with, or otherwise would not conflict with, applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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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?

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c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EIR No. 325.

Findings of Fact:

a & b) As concluded in EIR No. 325, the proposed Project does not propose any future land uses that will permit hazardous materials, and impacts would not occur. Changes to the Project proposed as part of SP256A2 also would not introduce uses to the site with a potential for transporting, using, or disposing hazardous materials, nor would the proposed changes increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, no impact would occur.

c) The proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. In addition, changes proposed to the Specific Plan Land Use Plan would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. No impact would occur.

d) The Todd Elementary School is located within Planning Area 11A of the Specific Plan, and is fully constructed and operational. There are no other schools within ¼-mile of the Project site. As noted under issues 22 a) and b), the proposed Project would not involve the potential for handling, storing, or transporting hazardous materials or substances. Accordingly, a significant impact would not occur.

e) The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, EIR No. 325

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

a) through d): Potential impacts to airports were addressed in EIR No. 325, which concludes that such impacts would not occur since the project site is not located within close proximity to any public or private airports. As such, no impacts to airports would occur with implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to Temescal Canyon Area Plan (TCAP) Figure 11, the proposed Project site is mostly identified as having a "Low" susceptibility to wildland fire hazards, although the southernmost portions of the Specific Plan are identified as having a "High" or "Very High" susceptibility. Specific Plan No. 256 includes Design Guidelines requiring incorporation of fuel modification zones at the interface between urban development and natural open space areas. No changes to the fuel modification requirements of the Specific Plan are proposed as part of the Project. Additionally, EIR No. 325 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, potential impacts due to fire safety would be reduced to less than significant levels. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from EIR No. 325 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels.

Mitigation: No additional mitigation is required beyond that which is already identified in EIR No. 325.

Monitoring: No additional monitoring is required beyond that which is already identified in EIR No. 325.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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b. Violate any water quality standards or waste discharge requirements?

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c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EIR No. 325, WQMP for Tract 36316, Hydrology Study for Tract 36316, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map affecting Planning Area 7 and substantive revisions to planning area boundaries and allowed land uses within southwestern portion of the Specific Plan (i.e., Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26 and 27, and 29). These portions of the Specific Plan area largely have been subject to mass grading activities as part of a prior grading permit, with exception of the southwestern portion of the Specific Plan area which has not yet been subject to grading activities. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). Site-specific hydrology and water quality studies have been prepared in association with TTM 36316, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Future site-specific hydrology and water quality studies would be required in conjunction with implementing tract maps within the southwestern portions of the Specific Plan area. Since the areas subject to substantive revision as part of SP256A2 have largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site. Therefore, with compliance with site-specific WQMPs and hydrology studies, significant impacts would not occur.

b) Pursuant to requirements of the RCFCWCD and RWQCB, a site-specific water quality management plan (WQMP) has been prepared for TTM 36316, and a site-specific WQMP(s) would be required in the future in association with implementing tract map(s) proposed within the southwestern portion of the Specific Plan area. These site-specific WQMPs identify measures that will be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Measures required in association with TTM 36316 include the preservation of open space, the preservation of existing trees and shrubs, the incorporation of a landscaped strip between the sidewalk and curb, and the use of perforated piping as well as proposed detention areas to promote infiltration of runoff into the soils. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs will be assured through standard County conditions of approval. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. Therefore, a significant impact to groundwater supplies would not occur.

d) A site-specific hydrology study and WQMP has been prepared for TTM 36316 to identify measures to reduce Project runoff and to ensure that the volume of runoff does not significantly increase with development of the site and to ensure measures are incorporated to reduce the potential for polluted runoff that could affect water quality. A similar site-specific study will be required in association with future implementing tract map(s) within the southwestern portion of the Specific Plan area. Compliance with the site-specific hydrology studies and WQMPs would be assured through standard County conditions of approval. Therefore, with mandatory compliance with the site-specific hydrology studies and WQMPs, the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Significant impacts would not occur.

e & f) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. Accordingly, the proposed Project would not place housing or structures within any identified floodplains or flood hazard areas, and a significant impact would not occur.

g) There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Refer also to the response to Issue 25.b). Significant impacts would not occur.

h) The Project does not propose any new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

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"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EIR No. 325, WQMP for Tract 36316, Hydrology Study for Tract 36316, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Maps that seek to implement land uses within Planning Areas 7, and proposes substantive changes to the land uses and boundaries within Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29. These portions of the Specific Plan area largely have been subject to mass grading activities as part of a prior grading permit, with exception of the southwestern portion of the Specific Plan area which has not yet been subject to grading activities. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). A site-specific hydrology and water quality study has been prepared for TTM 36316, which incorporates measures that ensure consistency with the RCFCWCD and RWQCB requirements. Similar site-specific hydrology and water quality studies will be required in association with future tentative tract map(s) within the southwestern portion of the specific plan area. Since the area has largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Accordingly, a significant impact would not occur.

b) According to a site-specific hydrology study prepared for TTM 36316, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff. A similar hydrology study would be required in association with future implementing tract map(s) within the southwestern portion of the specific plan area, and similarly would be required to demonstrate that the rate or amount of runoff from the site would not significantly increase. Accordingly, a significant impact would not occur.

c) According to Figure 10 of the Temescal Canyon Area Plan (TCAP), *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. According to General Plan Figure S-10, the proposed Project site is not subject to dam inundation hazards. Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Significant impacts would not occur.

d) According to a site-specific hydrology study prepared for TTM 36316, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. A similar hydrology study would be required in association with future implementing tract map(s) within the southwestern portion of the specific plan area, and similarly would be required to demonstrate that the rate or amount of runoff from the site would not significantly increase. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body, and a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials, EIR No. 325

Findings of Fact:

a) Changes proposed as part of SP256A2 involve minor reconfigurations to the land uses within an approved specific plan. Proposed changes to land uses within SP 256 would not comprise a "substantial alteration" of the present or planned land use of the area. As such, significant impacts would not occur.

b) Although the proposed Project site is located within the sphere of influence for the City of Corona, the City of Corona does not assign land uses to lands within its sphere. In addition, land uses proposed by the Project are generally consistent with approved SP 256. As such, implementation of the proposed Project would have no adverse effects on the City of Corona's sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, EIR No. 325

Findings of Fact:

a, b, and c) The issue of land use compatibility was evaluated as part of EIR No. 325. With exception of potential impacts associated with the site's location adjacent to an existing mining operation, the Project was found to be compatible with existing and planned surrounding land uses and zoning. Mitigation measures were incorporated into EIR No. 325 to address impacts associated with the site's proximity to existing mining operations, and these mitigation measures would continue to apply to the proposed Project. There are no components of the proposed Project that would affect the conclusions of EIR No. 325 with respect to land use compatibility, and SP256A2 incorporates a landscaped berm so as to provide a buffer between planned residential uses in Planning Area 17D and the existing mining operation. Accordingly, a significant impact would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project proposes minor modifications to SP 256 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of Amendment No. 2 to SP 256, there would be no inconsistencies with the approved Specific Plan. In addition, the Project would be consistent with all other applicable policies of the General Plan. Accordingly, a significant impact would not occur.

e) The proposed Project would not result in the physical disruption or division of any established communities. The proposed Project would represent the continuation of an existing development pattern (i.e., residential and recreational land uses) that would contribute to the establishment of a community in the area. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☒ ☐

d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", EIR No 325

Findings of Fact:

a & b) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Project impacts to mineral resources also were evaluated in EIR No. 325, which concluded that such impacts would not occur.

b & c) The proposed Project site is located adjacent to an existing mineral resources operation (Mayhew Canyon Quarry). Impacts associated with the Project site's close proximity to this facility were evaluated and disclosed in EIR No. 325, which found that such impacts could be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures from EIR No. 325 would continue to apply to the proposed Project. There are no components of the proposed Project that would increase any of the impacts previously evaluated, disclosed, and mitigated to a level below significance by EIR No. 325.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth

Findings of Fact:

a) & b) The Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Google Earth

Findings of Fact: The Project site is located within one mile of an abandoned railroad right-of-way. Because rail activity does not occur along this former rail line, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

Source: Sycamore Creek SPA No. 2 Noise Analysis

Findings of Fact: As previously discussed in EIR No. 325, residential land uses in the eastern portion of the Sycamore Creek Specific Plan area would be exposed to significant, unmitigated traffic noise levels from the I-15 Freeway. To mitigate these significant noise impacts, EIR No. 325 required that future residential development projects perform updated noise impact analyses and implement design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerations to reduce exterior and interior noise levels to acceptable levels (see EIR No. 325, Section V.5.c.).

Exterior Noise Levels

As required by EIR No. 325, a noise impact analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels from the I-15 Freeway. Noise levels in exterior private areas in excess of 65 dBA CNEL would be classified as "excessive." Residential land uses are proposed in Planning Area 7 and 17A-D. Planning Area 7 is located approximately 0.15-mile west of I-15 and has the potential to be exposed to substantial highway noise. Planning Areas 17A-D are located approximately 0.6-mile west of I-15; these areas are not anticipated to be exposed to excessive highway noise due to the attenuation provided by distance and intervening topography and development.

Future highway noise levels in Planning Area 7 were calculated using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model and the parameters outlined in the Project Noise Analysis. Based on the FHWA traffic noise prediction model, noise levels affecting private exterior areas (*i.e.*, backyards) in the central and western portions of Planning Area 7 would be less than 65 dBA CNEL and would be less than significant. However, private exterior areas for Lots 62-75 within Planning Area 7 would be exposed to unmitigated noise levels ranging from 73.9 to 77.0 dBA CNEL (see Table 11, *Planning Area 7 Exterior Noise Levels (dBA CNEL)*). Noise affecting Lots 62-75 within Planning Area 7 represents a significant impact for which mitigation is required. To mitigate significant exterior noise impacts, the proposed Project would be required to construct an 8.0-foot tall noise barrier adjacent to Lots 62-75. As summarized in Table 11, implementation of the required noise barrier would reduce exterior noise levels to less than 65 dBA CNEL in all areas within Planning Area 7.

Interior Noise Levels

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would be classified as "excessive."

Interior noise levels for Planning Area 7 were calculated based on an analysis of the proposed site layout, floor plans, and architectural elevations for homes within this area. Within Planning Area 7, all homes would be exposed to acceptable indoor noise levels, with the exception of Lots 62-75, which would be exposed to interior noise levels in excess of 45 dBA CNEL. Unmitigated interior noise levels for Lots 62-75 are presented on Table 12 and Table 13. Interior noise affecting Lots 62-75 within Planning Area 7 represents a significant impact for which mitigation is required. To mitigate significant exterior noise impacts, the proposed Project would be required to implement design features into affected homes, including dual glazed windows, sealed openings, and special insulation considerations. As summarized in Table 12 and Table 13, the required mitigation would lower interior noise levels by a minimum of 30.6-32.6 dBA CNEL, which would reduce interior noise impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 11 Planning Area 7 Exterior Noise Levels (dBA CNEL)

Lot	Unmitigated Noise Level (dBA CNEL)			Mitigated Noise Level (dBA CNEL)			Required Barrier Height (Feet)	Top Of Barrier Elevation (Feet)
	Campbell Ranch Rd.	I-15 Fwy.	Combined Noise Level (dBA CNEL)	Campbell Ranch Rd.	I-15 Fwy.	Combined Noise Level (dBA CNEL)		
62	74.4	73.3	76.9	60.2	62.3	64.4	8.0	1,207.1
63	74.3	73.3	76.8	60.0	62.3	64.3	8.0	1,207.1
64	74.2	73.4	76.8	59.9	62.4	64.3	8.0	1,206.3
65	74.2	73.5	76.9	59.7	62.5	64.3	8.0	1,205.8
66	74.2	73.6	76.9	59.6	62.5	64.3	8.0	1,205.4
67	74.2	73.7	77.0	59.4	62.6	64.3	8.0	1,205.0
68	73.9	73.7	76.8	59.2	62.6	64.2	8.0	1,204.5
69	73.8	73.8	76.8	59.1	62.7	64.3	8.0	1,204.1
70	73.8	73.8	76.8	58.9	62.7	64.2	8.0	1,203.6
71	73.6	73.8	76.7	58.7	62.7	64.2	8.0	1,203.2
72	73.4	73.8	76.6	58.6	62.7	64.1	8.0	1,202.8
73	73.3	73.8	76.6	58.5	62.7	64.1	8.0	1,202.3
74	73.2	73.8	76.5	58.4	62.7	64.1	8.0	1,201.9
75	55.4	73.8	73.9	53.6	62.7	63.2	8.0	1,202.2

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

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Table 12 Planning Area 7 First Floor Interior Noise Levels (dBA CNEL)¹

Lot	Campbell Ranch Rd.	I-15 Fwy.	Noise Level At Façade	Interior Noise Level For Windows		Required Interior Noise Reduction	Minimum Calculated Interior Noise Reduction ⁴	Minimum STC
				Open ²	Closed ³			
62	61.6	65.8	67.2	55.2	36.3	22.2	30.9	26
63	61.4	65.8	67.1	55.1	36.2	22.1	30.9	26
64	61.0	66.0	67.2	55.2	36.3	22.2	30.9	26
65	61.2	65.9	67.2	55.2	36.6	22.2	30.6	26
66	60.7	66.1	67.2	55.2	36.3	22.2	30.9	26
67	60.4	66.1	67.1	55.1	36.5	22.1	30.6	26
68	60.6	66.0	67.1	55.1	35.4	22.1	31.7	26
69	60.3	66.2	67.2	55.2	36.6	22.2	30.6	26
70	60.1	66.2	67.2	55.2	36.3	22.2	30.9	26
71	60.7	65.6	66.8	54.8	36.2	21.8	30.6	26
72	60.1	66.0	67.0	55.0	36.1	22.0	30.9	26
73	60.2	65.9	66.9	54.9	36.3	21.9	30.6	26
74	60.1	65.9	66.9	54.9	36.0	21.9	30.9	26
75	53.8	65.6	65.9	53.9	34.2	20.9	31.7	26

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ With the calculated interior noise reduction with a windows closed condition and interior noise reduction presented on Table 8-1

⁴ Noise reduction calculations are included on Table 8-1 and Appendix 8.1.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Table 13 Planning Area 7 Second Floor Interior Noise Levels (dBA CNEL)¹

Lot	Campbell Ranch Rd.	I-15 Fwy.	Noise Level At Façade	Interior Noise Level For Windows		Required Interior Noise Reduction	Minimum Calculated Interior Noise Reduction ⁴	Minimum STC
				Open ²	Closed ³			
62	68.6	73.2	74.5	62.5	42.0	29.5	32.5	26
63	68.6	73.3	74.6	62.6	42.1	29.6	32.5	26
64	67.7	73.4	74.4	62.4	41.9	29.4	32.5	26
65	68.6	73.5	74.7	62.7	42.1	29.7	32.6	26
66	67.5	73.5	74.5	62.5	42.0	29.5	32.5	26
67	66.9	73.6	74.4	62.4	41.8	29.4	32.6	26
68	68.0	73.7	74.7	62.7	42.9	29.7	31.8	26
69	67.2	73.7	74.6	62.6	42.0	29.6	32.6	26
70	67.0	73.8	74.6	62.6	42.1	29.6	32.5	26
71	73.4	73.8	76.6	64.6	44.0	31.6	32.6	26
72	67.7	73.8	74.8	62.8	42.3	29.8	32.5	26
73	68.0	73.8	74.8	62.8	42.2	29.8	32.6	26
74	67.9	73.8	74.8	62.8	42.3	29.8	32.5	26
75	54.5	73.8	73.9	61.9	42.1	28.9	31.8	26

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ With the calculated interior noise reduction with a windows closed condition and interior noise reduction presented on Table 8-1

⁴ Noise reduction calculations are included on Table 8-1 and Appendix 8.1.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Conclusion

The Project-specific noise impact analysis determined that noise generated from traffic on the I-15 Freeway would expose proposed residential uses within the eastern portion of Planning Area 7 to significant highway-related exterior and interior noise levels, for which mitigation would be required. Upon implementation of the required mitigation, all identified noise impacts would be reduced to less than significant levels (see "*Mitigation*" below for a discussion of Project-specific mitigation requirements).

Although the Project-specific noise impact analysis identified significant exterior and interior noise impacts, these are not determined to be a "new" significant impact of the Project, as EIR No. 325 previously identified that residential areas in the vicinity of I-15 could be exposed to unacceptable traffic noise levels. Furthermore, EIR No. 325 required future implementing projects to implement exterior and interior design measures to reduce noise levels to acceptable levels. Therefore, the mitigation measures proposed for the Project would be fulfilling the mitigation requirements of EIR No. 325. As such, the proposed Project would not result in new noise impacts that were not previously identified by EIR No. 325.

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

MM-1 (Condition of Approval 90.Planning.16 for TR 36316): Prior to the final building inspection for Lots 61 through 78 on Tentative Tract Map No. 36316, the developer shall construct an 8-foot tall noise barrier along the perimeter of the lots. The noise barrier shall be located between the adjacent roadways and the exterior living areas. Where applicable, the barriers should wrap around the ends of the dwelling units to prevent flanking of noise into the Project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:

- Masonry Block;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

MM-2 (Condition of Approval 80.Planning.22 for TR 36316): Prior to the issuance of building permits, the Project applicant or developer shall ensure the following design features have been incorporated into the homes on Lots 62 through 78 on Tentative Tract Map No. 36316:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning) shall be provided;
- Window and door assemblies shall be free of cut outs and openings and shall be well fitted and sealed with weather stripping;
- Exterior walls shall have a minimum Sound Transmission Class (STC) rating of 46; and
- Roofs/ceilings shall utilize a minimum ½-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

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

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: EIR No. 325, Google Earth, Supplemental Operational Noise Impact Analysis

Findings of Fact: The Project site is adjacent to active sand and gravel mining operations. As previously discussed in EIR No. 325, nearby mining operations would not expose on-site residents to substantial noise levels and impacts were determined to be less than significant. However, in order to ensure that future on-site residents would not be exposed to excessive noise associated with off-site mining operations, a Project-specific analysis was conducted for Planning Areas 17A-17D of SP256.

To evaluate the existing noise level environment, four (4) long-term 24-hour measurements were taken at the approximate location of the future noise-sensitive single-family homes within Planning Area 17D. The long-term 24-hour noise level measurements were positioned along the western property line of the Specific Plan area, as shown in Exhibit 3 of the Supplemental Operational Noise Impact Analysis, to assess the existing ambient hourly noise levels that include the stationary source noise level impacts from the Mayhew Canyon Quarry operations. The noise level measurements were recorded by Urban Crossroads, Inc. on February 1st and 2nd, 2011 and are shown in Table 14, *Long-Term Noise Level*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Measurements. The noise level measurements include typical weekday operations associated with the adjacent Mayhew Canyon Quarry.

Table 14 Long-Term Noise Level Measurements

Observer Location ²	Description	Primary Noise Source	Daytime Hourly Noise Levels (Leq dBA) ³	Nighttime Hourly Noise Levels (Leq dBA) ³
L1	Located at the property line of Lot 180, southeast of the mining facility.	Mining Operations and Ambient Noise	43.8 - 51.4	42.0 - 48.4
L2	Located at the property line of Lot 183, east of the mining facility.	Mining Operations and Ambient Noise	45.8 - 51.0	43.4 - 50.0
L3	Located west of the proposed berm-barrier combination at the property line due west of Lot 183.	Mining Operations and Ambient Noise	48.6 - 52.2	43.1 - 50.3
L4	Located west of the proposed berm-barrier combination at the property line due west of Lot 188.	Mining Operations and Ambient Noise	45.4 - 50.5	44.3 - 49.7

1. Noise measurements taken by Urban Crossroads, Inc. on February 1-2, 2011.
2. See Exhibit 3 of the Supplemental Operational Noise Impact Analysis for location of monitoring sites.

According to Urban Crossroads, the existing noise environment is dominated by traffic-related noise from the I-215 freeway. In addition to highway-related noise, periodic stationary source noise from the adjacent mining operations is audible along the western portion of the Specific Plan area. The Mayhew Canyon Quarry relies on a haul trucks to move material from the pit to the jaw crusher located near the central plant. Due to the jaw crusher being located beneath one of the truck ramps, it is shielded from being a major noise source. Relative to the proposed single-family homes within Planning Area 17D, all sources such as a redi-mix operation are located northwest of the mining pit and are therefore overshadowed by noise impacts associated with the haul truck activities. Due to the nature of the operations at the mining facility, a worse-case scenario putting all sources and receptors at the same elevation may not take into account the current noise mitigation created by operations occurring at below grade elevations in the mine. For the purpose of analysis, a cluster of four (4) heavy trucks operating simultaneously were placed at the center of the Mayhew Canyon Quarry.

In order to evaluate the noise impacts associated with the Mayhew Canyon Quarry mining operations, short-term reference noise level measurement was taken by Urban Crossroads Inc. on November 17, 2010 as shown in Table 15, *Short-Term Reference Noise Level Measurement*. The measurements were taken at the Pacific Aggregates Mining Operation in the City of Lake Elsinore. The reference exterior noise level measurement represents the impacts associated with aggregate mining that includes heavy truck hauling activity. The reference noise level measurements indicate a noise level of 78.3 dBA Leq at a distance of 10 feet.

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Table 15 Short-Term Reference Noise Level Measurement

Noise Source	Duration (Minutes)	Reference Distance (In Feet)	Reference Noise Level (Leq dBA)
Batch Plant Heavy Truck	5'00"	10	78.3

Based upon the reference noise levels, it is possible to estimate the noise level impacts associated with the existing mining facility at the proposed noise-sensitive single-family homes located in Planning Area 17D. Using the reference noise level measurements, the calculated mining equipment hourly noise impacts are presented in Table 16, *Mayhew Canyon Quarry Operational Noise Level Impacts*. The analysis shown on Table 16 indicates that the single-source, hourly unmitigated noise level impacts at receptors 1 through 4 will range from 34.8 to 37.5 dBA Leq. The location of the receptors are shown in Figure 7, *Operational Noise Level Impacts*. With the addition of a minimum 8.0-foot high noise barrier, the single-source, mitigated hourly noise level at the receptors range from approximately 30.3 to 35.7 dBA Leq. It should be noted that SP256A2 requires a landscaped berm measuring at least eight feet in height along the western edge of Planning Area 17D, which would be consistent with the barrier required by the Supplemental Operational Noise Impact Analysis. Taking into account the addition of the a minimum 8.0-foot noise barrier, the attenuated, overall stationary noise level impacts assuming a cluster of four (4) heavy trucks operating simultaneously are expected to range from 36.3 to 41.7 dBA Leq.

Table 16 Mayhew Canyon Quarry Operational Noise Level Impacts

Receptor Location ²	Distance to Receptor (In Feet)	Unmitigated Single-Source Noise Level at Receptor (Leq dBA) ³	Mitigated Single-Source Noise Level at Receptor (Leq dBA) ⁴	Overall Noise Level at Receptor (Leq dBA) ⁵
R1	1,500	34.8	-	40.8
R2	1,350	35.7	-	41.7
R3	1,225	36.5	30.3	36.3
R4	1,100	37.5	31.3	37.3

1. Data based on short-term noise measurements provided in Table 15.
2. Receptor and source locations shown on Figure 7.
3. Single-source noise level at receptor based on data presented in Table 15.
4. Mitigated noise level printouts provided in Appendix 4 to the Supplemental Operational Noise Impact Analysis.
5. Overall noise level calculated assuming typical mining activities with a cluster of 4 trucks in operation.

Figure 7

Operational Noise Level Impacts



LEGEND:

(LI) = LONG-TERM, 24-HOUR,
NOISE MONITORING LOCATION

Source: Urban Crossroads (02-15-2011)



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To assess the existing noise level contributions, the mine operation noise level impacts were subtracted from the measured overall existing ambient hourly noise levels to determine both the ambient hourly noise level impacts without mining activities as well as the contribution created to the ambient level created by the Mayhew Canyon Quarry. Table 17 through Table 20 show the calculations at all four receptors. These calculations show that existing traffic noise level impacts from the I-215 Freeway dominates the existing ambient noise environment. The noise level impacts associated with the mining facility do not exceed either the daytime or nighttime noise level standards at any receptor. The operational noise contribution column in each table shows that the Mayhew Canyon Quarry provides an ambient noise level increase at all receptors ranging from 0.1 to 6.2 dBA Leq. During the hours of 11 p.m. to 2 a.m. the operational noise impacts at R1 and R2 range from 3.2 to 6.2 dBA Leq; however, the overall noise levels are not expected to exceed the County of Riverside nighttime exterior stationary noise standard of 45 dBA Leq. During all other times at R1 through R4, and assuming a minimum 8.0-foot high noise barrier, operational related noise level impacts will contribute less than 3.0 dBA to existing ambient noise levels at receptors along the western portion of Planning Area 17D, and therefore do not create a potential significant noise level impact.

Table 17 Receptor 1 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	44.1	40.8	41.4	2.7	N
11:00 PM		43.0	40.8	39.0	4.0	N
12:00 AM		42.9	40.8	38.7	4.2	N
1:00 AM		42.0	40.8	35.8	6.2	N
2:00 AM		44.5	40.8	42.1	2.4	N
3:00 AM		44.0	40.8	41.2	2.8	N
4:00 AM		44.6	40.8	42.3	2.3	N
5:00 AM		46.0	40.8	44.4	1.6	N
6:00 AM	65.0	48.4	40.8	47.6	0.8	N
7:00 AM		48.8	40.8	48.1	0.7	N
8:00 AM		51.4	40.8	51.0	0.4	N
9:00 AM		49.4	40.8	48.8	0.6	N
10:00 AM		47.5	40.8	46.5	1.0	N
11:00 AM		47.1	40.8	45.9	1.2	N
12:00 PM		43.8	40.8	40.8	3.0	N
1:00 PM		46.8	40.8	45.5	1.3	N
2:00 PM		46.6	40.8	45.3	1.3	N
3:00 PM		45.7	40.8	44.0	1.7	N
4:00 PM		47.6	40.8	46.6	1.0	N
5:00 PM		49.0	40.8	48.3	0.7	N
6:00 PM		49.0	40.8	48.3	0.7	N
7:00 PM		47.1	40.8	45.9	1.2	N
8:00 PM		45.8	40.8	44.1	1.7	N
9:00 PM		44.7	40.8	42.4	2.3	N

1 Data taken from long-term hourly noise measurement location L1 (Location R1 on Figure 7).

2 Data taken from reference noise level results in Table 16.

3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.

4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

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Table 18 Receptor 2 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	45.5	41.7	43.2	2.3	N
11:00 PM		44.5	41.7	41.3	3.2	N
12:00 AM		43.9	41.7	39.9	4.0	N
1:00 AM		43.7	41.7	39.4	4.3	N
2:00 AM		43.4	41.7	38.5	4.9	N
3:00 AM		44.8	41.7	41.9	2.9	N
4:00 AM		45.9	41.7	43.8	2.1	N
5:00 AM		47.6	41.7	46.3	1.3	N
6:00 AM		50.0	41.7	49.3	0.7	N
7:00 AM	65.0	50.8	41.7	50.2	0.6	N
8:00 AM		50.6	41.7	50.0	0.6	N
9:00 AM		48.7	41.7	47.7	1.0	N
10:00 AM		47.7	41.7	46.4	1.3	N
11:00 AM		48.1	41.7	47.0	1.1	N
12:00 PM		47.2	41.7	45.8	1.4	N
1:00 PM		49.8	41.7	49.1	0.7	N
2:00 PM		49.8	41.7	49.1	0.7	N
3:00 PM		49.3	41.7	48.5	0.8	N
4:00 PM		50.3	41.7	49.7	0.6	N
5:00 PM		50.9	41.7	50.3	0.6	N
6:00 PM		51.0	41.7	50.5	0.5	N
7:00 PM		49.2	41.7	48.3	0.9	N
8:00 PM		46.5	41.7	44.8	1.7	N
9:00 PM		45.8	41.7	43.7	2.1	N

1 Data taken from long-term hourly noise measurement location L2 (Location R2 on Figure 7).

2 Data taken from reference noise level results in Table 16.

3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.

4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

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Table 19 Receptor 3 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	49.8	36.3	49.6	0.2	N
11:00 PM		47.6	36.3	47.3	0.3	N
12:00 AM		43.1	36.3	42.1	1.0	N
1:00 AM		43.2	36.3	42.2	1.0	N
2:00 AM		43.1	36.3	42.1	1.0	N
3:00 AM		45.5	36.3	44.9	0.6	N
4:00 AM		46.0	36.3	45.5	0.5	N
5:00 AM		48.7	36.3	48.4	0.3	N
6:00 AM		50.3	36.3	50.1	0.2	N
7:00 AM	65.0	51.6	36.3	51.5	0.1	N
8:00 AM		52.2	36.3	52.1	0.1	N
9:00 AM		50.2	36.3	50.0	0.2	N
10:00 AM		49.7	36.3	49.5	0.2	N
11:00 AM		49.8	36.3	49.6	0.2	N
12:00 PM		48.6	36.3	48.3	0.3	N
1:00 PM		51.4	36.3	51.3	0.1	N
2:00 PM		51.4	36.3	51.3	0.1	N
3:00 PM		50.9	36.3	50.7	0.2	N
4:00 PM		50.9	36.3	50.7	0.2	N
5:00 PM		51.4	36.3	51.3	0.1	N
6:00 PM		51.7	36.3	51.6	0.1	N
7:00 PM		50.7	36.3	50.5	0.2	N
8:00 PM		49.9	36.3	49.7	0.2	N
9:00 PM		49.7	36.3	49.5	0.2	N

1 Data taken from long-term hourly noise measurement location L3 (Location R3 on Figure 7).

2 Data taken from reference noise level results in Table 16.

3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.

4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

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Table 20 Receptor 4 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	46.2	37.3	45.6	0.6	N
11:00 PM		45.5	37.3	44.8	0.7	N
12:00 AM		44.7	37.3	43.8	0.9	N
1:00 AM		44.5	37.3	43.6	0.9	N
2:00 AM		44.4	37.3	43.5	0.9	N
3:00 AM		44.3	37.3	43.3	1.0	N
4:00 AM		45.4	37.3	44.7	0.7	N
5:00 AM		47.4	37.3	47.0	0.4	N
6:00 AM	65.0	49.7	37.3	49.4	0.3	N
7:00 AM		51.4	37.3	51.2	0.2	N
8:00 AM		50.5	37.3	50.3	0.2	N
9:00 AM		48.9	37.3	48.6	0.3	N
10:00 AM		48.9	37.3	48.6	0.3	N
11:00 AM		48.5	37.3	48.2	0.3	N
12:00 PM		45.4	37.3	44.7	0.7	N
1:00 PM		49.6	37.3	49.3	0.3	N
2:00 PM		49.4	37.3	49.1	0.3	N
3:00 PM		49.4	37.3	49.1	0.3	N
4:00 PM		48.2	37.3	47.8	0.4	N
5:00 PM		49.0	37.3	48.7	0.3	N
6:00 PM		49.1	37.3	48.8	0.3	N
7:00 PM		48.6	37.3	48.3	0.3	N
8:00 PM		47.5	37.3	47.1	0.4	N
9:00 PM		46.5	37.3	45.9	0.6	N

1 Data taken from long-term hourly noise measurement location L4 (Location R4 on Figure 7).

2 Data taken from reference noise level results in Table 16.

3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.

4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

There are no other sources of noise in the vicinity of the Project site that could expose proposed on-site residential uses to excessive noise levels. Accordingly, a significant impact to future residential uses on-site would not occur as a result of the existing mining operations or any other existing noise source in the area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

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b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☒ ☐ ☐

c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Sycamore Creek Specific Plan Amendment No. 2 Noise Analysis; Noise Analysis Addendum Letter

Findings of Fact:

a), b) & c) EIR No. 325 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously discussed in EIR No. 325, residential uses within the Project area have the potential to be exposed to significant, unmitigated noise levels. To ensure that future residential land uses were not exposed to substantial noise levels, EIR No. 325 required as mitigation that future development proposals within the Project area prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels.

In adherence to the mitigation requirements specified in EIR No. 325, a Project-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise in both near- and long-term conditions. Near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages. Refer also to the discussion of mining-related noise impacts provided above under Issue 33, *Other Noise*.

Near-Term Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to noise levels in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 68 dBA measured at 50 feet from the noise source to the receptor would be reduced to 62 dBA at 100 feet from the source to the receptor, and would be further reduced by another 6 dBA to 56 dBA at 200 feet from the source to the receptor.

For the purposes of analysis, an overall grading noise level of 89 dBA at 50 feet was used as the worst-case maximum exterior noise level. Using a drop of rate of 6 dBA per doubling distance, construction noise levels at 100 feet are estimated to be 83 dBA, and at 200 feet noise levels are estimated to be 77 dBA. Noise levels generated during construction activities have the potential to affect existing residents in the vicinity of Planning Areas 7 and 17A-D. Although construction noise would result in a temporary increase over ambient noise levels, construction noise would not present any long-term impacts on the Project site or the surrounding area. Nonetheless, prior to mitigation, the Project has the potential to expose nearby sensitive receptors to substantial noise levels during construction activities, and this is evaluated as a significant impact of the Project in the near-term. Mitigation has been provided to reduce construction noise impacts to below a level of significance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Long-Term Off-Site Noise Impacts

The proposed Project includes residential, passive recreation, and open space land uses. None of the land uses proposed by the Project would be substantial, stationary point-source noise emitters. As such, land uses proposed by the Project do not have the potential to expose nearby off-site sensitive receptors to excessive noise levels. The Project would, however, contribute vehicular traffic to the local roadway network. Noise generated by Project-related vehicle traffic has the potential to result in substantial increases to ambient noise levels.

In accordance with County standards, ambient noise impacts would be considered significant if a project resulted in an increase of 3 dBA CNEL and if: 1) the existing noise levels already exceed 65 dBA CNEL, or 2) the project causes noise levels to exceed 65 dBA CNEL.

Table 21, *Year 2013 Off-Site Project Related Traffic Noise Impacts*, presents a comparison of the noise levels both without and with the proposed Project. As depicted in Table 21, the Project's noise contribution to roadways that already exceed 65 dBA CNEL would range between 0.0 and 0.4 dBA CNEL. The Project's contribution to these roadways is evaluated as "barely perceptible." In addition, the proposed Project would not cause any roadway to exceed the 65 dBA CNEL standard. Therefore, the Project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. As such, long-term off-site impacts would be less than significant.

Table 21 Year 2013 Off-Site Project Related Traffic Noise Impacts

Roadway	Segment	CNEL at 100 Feet (dBA)			Potential Significant Impact? ¹
		No Project	With Project	Project Contribution	
Campbell Ranch Road	w/o Mayhew Canyon Rd.	67.1	67.3	0.2	NO
Campbell Ranch Road	Mayhew Canyon Rd. to Driveway 3	68.6	68.9	0.2	NO
Campbell Ranch Road	Driveway 3 to Driveway 4	68.6	68.9	0.3	NO
Campbell Ranch Road	Driveway 4 to Indian Truck Tr.	68.7	69.1	0.4	NO
Campbell Ranch Road	Indian Truck Tr. to Santiago Canyon Rd.	73.2	73.4	0.2	NO
Campbell Ranch Road	e/o Santiago Canyon Rd.	72.3	72.3	0.0	NO
Mayhew Canyon Road	Santiago Canyon Rd. to Campbell Ranch Rd.	56.4	57.0	0.7	NO
Santiago Canyon Road	Mayhew Canyon Rd. to Dwy. 1	43.7	50.2	6.5	NO
Santiago Canyon Road	Driveway 1 to Driveway 2	43.7	51.1	7.4	NO
Santiago Canyon Road	Driveway 2 to Campbell Ranch Rd.	54.3	56.1	1.8	NO
Santiago Canyon Road	n/o Campbell Ranch Rd.	59.6	59.7	0.1	NO
Indian Truck Trail	Campbell Ranch Rd. to SB. On-Ramp	72.9	73.2	0.3	NO
Indian Truck Trail	SB. On-Ramp to NB. Off-Ramp	71.5	71.8	0.2	NO
Indian Truck Trail	e/o NB. Off-Ramp	71.1	71.1	0.0	NO

¹ A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0 dBA.

Source: Sycamore Creek SPA No. 2 Noise Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Long-Term On-Site Noise Impacts

☐ *On-Site Exterior Noise Impacts*

The primary source of noise impacts on the Project site would be from traffic along adjacent to major roadways, including Campbell Ranch Road, Santiago Canyon Road, and I-15. The Project would also experience some background noise from on-site, internal roads, but due to the low traffic volume and speed along these roadways, traffic noise from on-site, internal roads is not anticipated to make a significant contribution to the local noise environment. Accordingly, residential land uses in planning areas immediately adjacent to major roadways (Planning Areas 7 and 17A) are the only locations within the Project site that would have the potential to be exposed to substantial noise level of exterior vehicular-related noise (refer also to the discussion of mining noise impacts under the analysis of Issue 33, *Other Noise*).

Planning Area 7 is located in the eastern portion of the Sycamore Creek Specific Plan area, and is located in the vicinity of Campbell Ranch Road and I-15. As previously discussed under Item 32, *Highway Noise* (above), portions of Planning Area 7 would be exposed to substantial, unmitigated noise levels. With the construction of an 8.0-foot tall noise barrier, as required by Mitigation Measure MM-1, exterior noise levels would be reduced to less than significant levels (*i.e.*, less than 65 dBA CNEL) in all areas within Planning Area 7.

Future highway noise levels in Planning Area 17A were previously calculated using the FHWA Traffic Noise Prediction Model and the parameters outlined in the Project Noise Analysis, which assumed that residential uses within Planning Area 17A would abut Santiago Canyon Road. Based on the FHWA traffic noise prediction model, the Project Noise Analysis found that all private exterior areas would feature acceptable noise levels with the exception of the portion of Planning Area 17A that was previously proposed to abut Santiago Canyon Road. Since preparation of the Project Noise Analysis, Planning Area 17A has been split into two separate planning areas (*i.e.*, Planning Areas 17A and 29). Planning Area 29 now abuts Santiago Canyon Road and, pursuant to the Design Guidelines of SP 256, would be surrounded by a community theme wall. Accordingly, residential uses within Planning Area 17A would no longer abut Santiago Canyon Road and would be buffered by the water quality management basin within Planning Area 29 and its associated community theme wall. As a result, and as concluded in the Noise Analysis Addendum Letter, future residential uses within Planning Area 17A would not be exposed to exterior noise levels that exceed 65 dBA CNEL, and a significant impact would not occur.

☐ *On-Site Interior Noise Impacts*

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would exceed the County's standard for residential land uses.

As previously discussed under Item 32, *Highway Noise* (above), portions of Planning Area 7 would be exposed to unmitigated interior noise levels in excess of 45 dBA CNEL due to traffic noise from I-15 and Campbell Ranch Road. With implementation of Mitigation Measure MM-2, interior noise levels would be reduced to less than significant levels.

Building footprints, architectural elevations, and architectural materials have not yet been identified for Planning Area 17A. Accordingly, there remains the potential that residences within Planning Area 17A could be exposed to interior noise levels in excess of the County's 45 dBA CNEL standard and mitigation would be required.

Conclusion

The Project-specific noise impact analysis determined that the proposed Project would have the potential to expose sensitive receptors to short- and long-term noise levels that exceed adopted local standards. These impacts are evaluated as significant and mitigation is required. Upon implementation of the required mitigation, all identified noise impacts would be reduced to less than significant levels (see "Mitigation" below for a discussion of Project-specific mitigation requirements).

Although the Project-specific noise impact analysis identified significant noise impacts, these are not determined to be a "new" significant impact of the Project, as EIR No. 325 previously identified that residential land uses within the Project area had the potential to result in, or be affected by, substantial adverse noise effects. Furthermore, the mitigation proposed by the Project is in adherence with the mitigation requirements previously established in EIR No. 325, which required future implementing projects to evaluate current site noise conditions and identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels. As such, the proposed Project would not result in new impacts that were not previously identified in EIR No. 325.

d) There are no conditions associated with the proposed Project that would result in the exposure of on- or off-site residents or workers to excessive ground-borne vibration or ground-borne noise levels. During construction of the proposed Project, blasting would not be necessary and the construction equipment likely to be used on-site would not produce significant amounts of ground-borne vibration or ground-borne noise levels. Additionally, with long-term operation of the proposed Project, there are no uses proposed on-site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant.

Mitigation: In addition to the mitigation measures identified below, the proposed Project would be required to comply with all mitigation measures previously identified in EIR No. 325.

MM-3 (Condition of Approval 30.Planning.4 for SP256A2): Prior to the approval of any implementing project, the following condition shall be placed on all implementing projects:

"Prior to the issuance of grading permits, the following notes shall be added to the grading plan(s):

'During all excavation and grading activities on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.'

'The construction contractor shall place all stationary construction equipment in a location and/or orientation that directs noise away from noise sensitive receptors nearest the project site.'

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and the County of Riverside Department of Industrial Hygiene. In addition, monitoring shall occur as specified in EIR No. 325.

POPULATION AND HOUSING Would the project

35. Housing

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, EIR No. 325

Findings of Fact:

a & c) The proposed Project seeks minor modifications to an existing approved specific plan. Within the areas proposed for amendment, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 280 residential units on-site. Accordingly, the proposed Project would not displace any existing housing and would not result in the need to construct replacement housing elsewhere. The proposed Project also would not displace any people, necessitating the construction of replacement housing elsewhere.

b) The proposed Project seeks minor modifications to an existing approved specific plan, and proposes the reconfiguration of planning areas to support the development of 280 residential units. As such, the proposed Project would accommodate a need for additional housing, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur.

d) According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no affect on such areas.

e) Changes proposed as part of SP256A2 would result in a slight decrease in the number of units approved on-site, from 1,765 to 1,737 units. Since regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan, and since the County's General Plan assumes the development of land uses in accordance with approved specific plans, implementation of the proposed Project would result in a slight reduction in the future population on-site as compared to the existing approved specific plan. Accordingly, a significant impact would not occur.

f) The proposed Project seeks minor changes to the internal configurations of land uses within an approved specific plan. There are no components of the proposed Project that would result in a substantial inducement to population growth. Much of the specific plan area is already built out, including backbone infrastructure (e.g., roads and utilities). The proposed Project would involve the extension of roads and infrastructure as necessary to accommodate development within the specific plan area, and such roads and infrastructure would not result in substantial population growth in the area, either directly or indirectly. Accordingly, impacts associated with population inducement would not occur.

Mitigation: No mitigation is required.

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

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

36. Fire Services ☐ ☐ ☐ ☒

Source: Riverside County General Plan Safety Element, EIR No. 325

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 325, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. Since certification of EIR No. 325, a new fire station (Sycamore Creek Fire Station #64) has been developed at 25310 Campbell Ranch Road (i.e., within the boundaries of SP 256). With the development of this facility, all areas of the Specific Plan (including areas proposed for amendment) are located within the County's required response time. The remaining mitigation measures identified in EIR No. 325 to reduce the potential for fire hazards on-site would continue to apply to the proposed Project. Accordingly, significant impacts associated with fire protection services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR No. 325, which found that, with mitigation, such impacts would be reduced to less than significant levels. The proposed Project either already has or would be required to comply with the mitigation measures identified in EIR No. 325 as a condition of Project approval. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in EIR No. 325.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

38. Schools ☐ ☐ ☐ ☒

Source: Corona-Norco Unified School District correspondence, GIS database, EIR No. 325.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law. The Corona-Norco Unified School District plans for long-term facilities based on the land uses specified by the General Plan Land Use Plan. SP256A2 proposes minor changes within the specific plan area and would result in a reduction in the total number of dwelling units from 1,765 dwelling units to 1,737 dwelling units, which would result in a concomitant reduction in the Project's demand for school services. As such, impacts to school services would be reduced as compared to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts evaluated and disclosed in EIR No. 325, and would not exceed the population projections of the Corona-Norco Unified School District. Payment of state-mandated school impact fees still would be required of the proposed Project; accordingly, a significant impact to school services would not occur with implementation of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The proposed Project also would be required to contribute development impact fees (DIF) pursuant to County ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire necessary library facilities to accommodate growth within the County. In addition, implementation of the proposed Project would reduce the total number of dwelling units within the plan (from 1,765 to 1,737 units), which would result in a reduction in the demand for library services as compared to the existing approved SP 256. Accordingly, with compliance with the mitigation measure from EIR No. 325 and payment of DIF fees, impacts to library services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to health services were evaluated and disclosed in EIR No. 325, which concluded that implementation of the proposed Project would not result in a significant adverse effect on health services within the County. Due to the slight reduction in the number of dwelling units proposed as part of the Project, there would be no increase in demand for health care services with implementation of the proposed Project. Accordingly, a significant impact to health services would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, CSA No. 134, EIR No. 325

Findings of Fact:

a) Impacts associated with recreational facilities were evaluated and disclosed in EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The proposed Project seeks to slightly modify the configuration of parkland within SP 256. With approval of the proposed Project, a total of 37.6 acres of active parkland would be accommodated within the plan, in addition to 175.7 acres of open space/greenbelts/trails to serve the 1,737 dwelling units proposed by the Project. Using a household size of 3.01 persons per household (General Plan, 2003), SP 256 would generate a future population of approximately 5,228 persons. Riverside County has adopted a standard of 5.0 acres of active parkland for each 1,000 residents generated by the Project, which would result in a total demand for 26.1 acres of active parkland. Therefore, the 37.6 acres of active parkland proposed by the Project would fully meet the Project's demand for recreation facilities. Environmental impacts associated with the development of parkland on-site was previously evaluated and disclosed as part of EIR No. 325, or is otherwise addressed as part of this Initial Study/Environmental Assessment. As concluded by this Initial Study/Environmental Assessment, with adherence to the mitigation measures specified in EIR No. 325, significant environmental impacts would not occur with implementation of the proposed Project. Accordingly, there would be no significant impacts associated with the development of parkland on-site.

b) As demonstrated above in response to Issue 41.a), the proposed Project accommodates sufficient parkland to meet the demand of the future on-site population. As such, substantial impacts to existing recreational resources within the County would not occur.

c) The proposed project site is located within the boundaries of County Service Area No. 134 (CSA 134), which was established for the maintenance of street lighting. CSA 134 has not established park fees. Moreover, as discussed under Issue 41.a), the proposed Project accommodates an adequate amount of parkland to serve the future population within the specific plan area. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8

Findings of Fact: Temescal Canyon Area Plan (TCAP) Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area. Revisions proposed as part of SP256A2 would result in minor modifications to the planned trail system within the specific plan area, as depicted on SP256A2 Figure 12, *Open Space and Recreation Plan*. A comparison of SP256A2 Figure 12 with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned trail designations as applied to the Project site by the TCAP, which includes a Community Trail along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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western boundary of the specific plan area and a Class I Bike Path/Regional Trail along Campbell Ranch Road. Therefore, because SP256A2 proposes trail alignments consistent with TCAP Figure 8, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis, CMP, RCALUCP, Google Earth

Findings of Fact:

a) Since the majority of the Specific Plan area is built out and only Planning Area 7 is currently being subdivided as part of the proposed Project, for purposes of analysis it is assumed that the proposed Project would be developed in two phases with Planning Area 7 (TTM 36316) comprising Phase 1, and Planning Areas 17A through 17D, 24A, 24D, 26, 27, and 29 comprising Phase 2. The traffic analysis presented below evaluates each phase of development, as it occurs over time. Two scenarios are analyzed to correspond with the projected two-phase buildout of the Project (Years 2012 & 2013).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Projected Future Traffic

This section describes the procedures used to develop Project and cumulative traffic forecasts, which are used to evaluate potential impacts of the Project on the surrounding roadway system.

☐ Project Trip Generation

The amount of traffic added to the roadway system by the Project and known cumulative developments were estimated by the Project's traffic consultant using a three-step process: 1) trip generation, 2) trip distribution, and 3) trip assignment. The first step estimates the amount of traffic which is attracted and produced by a project. The second step estimates directional orientation of traffic to and from the Project. The last step includes the assignment of traffic from the site to the adjoining roadway system, based on the site's trip generation, trip distribution pattern, and proposed arterial highway and local street systems assumed to be in place by the time of initial occupancy of the site.

As shown in Table 22, the Project would generate a total of 2,718 daily trip ends at Project buildout, estimated for Year 2013. It should be noted that the data in Table 22 assumes a total of 281 single-family detached dwelling units while SP256A2 proposes only 280 single-family dwelling units within PAs 7 and 17A-D. In addition, Table 22 assumes a total of 18.4 acres of passive park within Planning Areas 26 and 27, while only 18.1 acres is proposed. Therefore, the data presented in Table 22 provides a worst-case projection of future trips that would be associated with the proposed Project.

☐ Project Trip Distribution and Assignment

Trip distribution represents the directional orientation of traffic to and from the Project site. The directional orientation of traffic has been determined by evaluating existing and proposed land uses, highways, and freeways within the vicinity of the Project along with existing traffic patterns understood from current traffic counts. The Project traffic is distributed to the network via primary Project driveways to ensure the necessary lane geometrics for the site access points are understood, and to identify potential Project impacts to near-by intersections. Based on the identified Project traffic generation and trip generation, Project average daily traffic (ADT) volumes for Phase 1 (2012) conditions and Phase 2 (2013) conditions are presented on Exhibits 4-3 and 4-4 of the Sycamore Creek SPA No. 2 Traffic Impact Analysis, respectively. For near-term Project conditions, it has been assumed that Santiago Canyon Road will connect to De Palma Road. Under existing conditions, Santiago Canyon Road is paved and connects to De Palma Road; however, the west leg of the intersection (Santiago Canyon Road) is fenced off and vehicular access is prohibited.

Table 22 Project Trip Generation

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Phase 1 (2012) - TTM No. 36316									
Single Family Detached (PA 7)	87	DU	17	49	65	56	32	88	833
Phase 2 (2013) - TTM No. 36317									
Single Family Detached (PAs 17A-D)	194	DU	37	109	146	124	72	196	1,857
Passive Park (PA 26)	14.5	AC	1	1	3	1	1	2	23
Passive Park (PA 27)	3.9	AC	0	0	1	0	0	1	6
Phase 2 Subtotal			38	110	149	125	73	199	1,886
PROJECT TOTAL			55	159	215	181	105	286	2,718

¹ DU = Dwelling Units; AC = Acres

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially
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Impact

Less than
Significant
with
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Incorporated

Less Than
Significant
Impact

No
Impact

☐ Cumulative Development Traffic

The traffic impact analysis also considers cumulative traffic volumes from other future developments in the study area that are approved or being processed concurrently. A list of cumulative development projects included in the analysis was developed as a result of coordination between the Project's traffic consultant and County staff. Cumulative development projects included in the analysis were included because they are assumed to contribute traffic to at least one or more of the study area intersections. Table 23 presents the cumulative development land uses and their associated trip generation.

Table 23 Cumulative Development Land Use and Trip Generation Summary

TAZ	Name	Land Use ¹	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily	
					In	Out	Total	In	Out	Total		
1	CUP 03481 ³	Shopping Center	480	TSF	245	158	403	845	917	1,762	18,826	
		Pass-by (25%)			-61	-40	-101	-211	-229	-440	-4,706	
	Subtotal TAZ 1				184	119	302	634	688	1,321	14,119	
2	PP 18719 ⁴	Five Warehouses			30	7	37	10	29	39	410	
	TPM 35294	Office	63,657	TSF	115	16	131	25	125	150	942	
	PP 13663R1	Warehousing	122,548	TSF	29	7	37	10	29	39	436	
	Subtotal TAZ 2				175	30	205	45	183	228	1,788	
3	PP 23358	Office	83.8	TSF	143	19	163	29	143	173	1,164	
	Subtotal TAZ 3				143	19	163	29	143	173	1,164	
4	Specific Plan No. 353 (Serrano Specific Plan) ⁵	Light Industrial	6,600.994	TSF	5,540	1,139	6,679	1,385	5,369	6,754	54,032	
		Commercial Retail	172.15	TSF	132	85	217	430	466	896	9,667	
		15% Internal Capture of Commercial Retail				-20	-13	-33	-65	-70	-135	-1,450
	Subtotal TAZ 4				5,652	1,211	6,863	1,750	5,765	7,515	62,249	
5	Specific Plan No. 00374 (TTM No. 34476) ³	Fast Food w/ Drive-Thru	3.50	TSF	76	73	149	38	35	73	1,042	
		Business Park	476.15	TSF	571	110	681	143	471	614	6,076	
		Internal Capture				-12	-21	-33	-30	-25	-55	-566
		Subtotal Toscana Business Center				635	161	797	151	481	632	6,552
		High-Turn Over Restaurant	13.46	TSF	81	74	155	90	57	147	1,711	
		Daycare Center	10.00	TSF	68	60	128	62	70	132	793	
		Hotel	320	RMS	109	70	179	99	86	186	2,614	
		Shopping Center	117.74	TSF	105	67	172	334	363	697	7,552	
		General Office	103.30	TSF	169	23	192	33	161	194	1,368	
		Mini-Warehouse	381	UNITS	4	4	8	8	4	11	107	
		Internal Capture				-21	-12	-33	-25	-30	-55	-566
	Subtotal Toscana Marketplace				510	283	793	593	707	1,301	13,472	
Subtotal TAZ 5				1,146	444	1,590	744	1,189	1,933	20,024		
6	Sycamore Creek Specific Plan Amendment No. 1 ⁶	SFDR - PA 14	59	DU	11	33	44	38	22	60	565	
		SFDR - PA 15A	115	DU	22	64	86	74	43	116	1,101	
		SFDR - PA 15B	87	DU	17	49	65	56	32	88	833	
	Subtotal TAZ 6				50	146	196	167	97	264	2,498	
7	Specific Plan No. 152	SFDR	115	DU	22	64	86	74	43	116	1,101	
		Apartments	220	DU	22	90	112	88	48	136	1,463	
		Subtotal Specific Plan No. 152				44	155	198	162	91	253	2,564
	Specific Plan No. 333	SFDR	355	DU	67	199	266	227	131	359	3,397	
	TR 30760	SFDR	351	DU	67	197	263	225	130	355	3,359	
	TR 31818	SFDR	320	DU	61	179	240	205	118	323	3,062	
	TR 32984	SFDR	113	DU	21	63	85	72	42	114	1,081	
Subtotal TAZ 7				260	792	1,053	891	512	1,403	13,464		
8	Temescal Hills SP No. 327 ⁷	SFDR	1,443	DU	274	808	1,082	924	534	1,457	13,810	
		Active Park	12.2	AC	11	9	20	29	29	57	509	
		Commercial Retail	53.4	TSF	66	42	108	199	215	414	4,517	
		Pass-by (25%)				-17	-11	-28	-50	-54	-104	-1,129
	Subtotal TAZ 8				334	848	1,182	1,102	724	1,824	17,707	
9	TR 31908	SFDR	298	DU	57	167	224	191	110	301	2,852	
Subtotal TAZ 9				57	167	224	191	110	301	2,852		
GRAND TOTAL					8,000	3,777	11,776	5,553	9,412	14,962	135,865	

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Analysis for Year 2012 Conditions (Phase 1)

This section evaluates the level of service (LOS) at study area intersections when traffic generated by Phase 1 of the proposed Project is added to existing traffic volumes, ambient growth and cumulative development projects.

☐ *Roadway Improvements*

As a component of Phase 1 of the proposed Project, on-site roadway improvements necessary to provide access to the Project site would be required as conditions of approval. A detailed list of improvements required for each phase of the proposed Project (and that will be required pursuant to the Project's conditions of approval) is provided in Chapter 9.0 of the Project's traffic impact analysis.

In addition to roadway improvements to be implemented by the Project, certain other roadway improvements were assumed to be in place for the 2012 traffic conditions. Based on discussions with County of Riverside staff, it was assumed that planned improvements to the Indian Truck Trail/I-15 Freeway interchange would be complete by late 2012. As such, the planned improvements to this interchange have been assumed to be in place for Opening Year (2012) conditions. Planned improvements to the Indian Truck Trail/I-15 Freeway interchange are depicted on Exhibit 5-1 of the Project's traffic impact analysis.

☐ *Existing + Ambient + Project (EAP) Traffic Volume Forecasts*

The Year 2012 LOS conditions for the study area roadway network are summarized in Table 24. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, in addition to Phase 1 Project traffic. As demonstrated in Table 24, all study area intersections are projected to operate at acceptable LOS during peak hours under EAP 2012 traffic conditions. Accordingly, the Project would result in less than significant impacts to the local roadway network during Phase 1 of development.

Table 24 Intersection Analysis for EAP 2012 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service	
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Driveway 1 / Santiago Canyon Road		Future Analysis Location															
2	Driveway 2 / Santiago Canyon Road		Future Analysis Location															
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	10.7	13.2	B	B
4	Campbell Ranch Road / Driveway 3		Future Analysis Location															
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.6	9.9	A	A
5	Campbell Ranch Road / Driveway 4		Future Analysis Location															
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.2	9.6	A	A
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1 ²	2	2	0	0	1	1	1	1	1	34.4	33.8	C	C
7	De Palma Road / Santiago Canyon Road	TS	0	2	1	1	2	0	0	0	0	1	0	1	18.7	19.7	B	B
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	15.8	19.4	B	B
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	18.1	17.7	B	B

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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☐ **Existing + Ambient + Project + Cumulative (EAPC) Traffic Volume Forecasts**

The Year 2012 LOS conditions for the study area roadway network are summarized in Table 25. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, traffic generated by cumulative development, and Phase 1 Project traffic. As demonstrated in Table 25, all study area intersections are projected to operate at acceptable LOS during peak hours under EAPC 2012 traffic conditions. Therefore, the implementation of the proposed Project would result in less than significant cumulative impacts to study area intersections during Phase 1.

Impact Analysis for Year 2013 Conditions (Phase 2)

This section evaluates the level of service (LOS) at study area intersections when traffic generated by Phase 2 of the proposed Project is added to existing traffic volumes, ambient growth and cumulative development projects.

☐ **Roadway Improvements**

As a component of Phase 2 of the proposed Project, on-site roadway improvements necessary to provide access to the Project site would be required as conditions of approval. A detailed list of improvements required for each phase of the proposed Project (and that will be required pursuant to the Project's conditions of approval) is provided in Chapter 9.0 of the Project's traffic impact analysis.

In addition to roadway improvements to be implemented by the Project, certain other roadway improvements were assumed to be in place for the 2013 traffic conditions. Based on discussions with County of Riverside staff, it was assumed that planned improvements to the Indian Truck Trail/I-15 Freeway interchange would be complete by late 2012. As such, the planned improvements to this interchange have been assumed to be in place for Phase 2 (2013) conditions. Planned improvements to the Indian Truck Trail/I-15 Freeway interchange are depicted on Exhibit 5-1 of the Project's traffic impact analysis.

Table 25 Intersection Analysis for EAPC 2012 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service	
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Driveway 1 / Santiago Canyon Road		Future Analysis Location															
2	Driveway 2 / Santiago Canyon Road		Future Analysis Location															
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	10.9	14.1	B	B
4	Campbell Ranch Road / Driveway 3		Future Analysis Location															
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.7	10.3	A	B
5	Campbell Ranch Road / Driveway 4		Future Analysis Location															
	- With Improvements	CSS	1	2	0	0	2	0	0	1	0	0	0	0	9.3	9.8	A	A
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1 ²	2	2	0	0	1	1	1	1	1	32.6	36.9	C	D
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	31.9	38.1	C	D
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	18.5	26.8	B	C
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	24.7	24.6	C	C

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right > = Right-Turn Overlap Phasing;

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2006), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop.

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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☐ Existing + Ambient + Project (EAP) Traffic Volume Forecasts

The Year 2013 LOS conditions for the study area roadway network are summarized in Table 26. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, in addition to Phase 2 Project traffic. As demonstrated in Table 26, all study area intersections are projected to operate at acceptable LOS during peak hours under EAP 2013 traffic conditions. Accordingly, the Project would result in less than significant direct impacts to the local roadway network during Phase 2 of development.

☐ Existing + Ambient + Project + Cumulative (EAPC) Traffic Volume Forecasts

The Year 2013 LOS conditions for the study area roadway network are summarized in Table 27. This scenario includes existing (2010) traffic volumes plus an ambient growth factor, traffic generated by cumulative development, and Phase 2 Project traffic. As demonstrated in Table 27, all study area intersections are projected to operate at acceptable LOS during peak hours under EAPC 2013 traffic conditions. Therefore, the implementation of the proposed Project would result in less than significant cumulative impacts to study area intersections during Phase 2.

Conclusion

As demonstrated in the preceding analysis, the local roadway system would operate at acceptable LOS under all Project scenarios. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, either directly or cumulatively. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

Table 26 Intersection Analysis for EAP 2013 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service	
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Driveway 1 / Santiago Canyon Road - With Improvements	CSS	Future Analysis Location												8.7	8.9	A	A
2	Driveway 2 / Santiago Canyon Road - With Improvements	CSS	Future Analysis Location												8.8	8.9	A	A
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	11.1	14.2	B	B
4	Campbell Ranch Road / Driveway 3 - With Improvements	CSS	Future Analysis Location												9.7	10.1	A	B
5	Campbell Ranch Road / Driveway 4 - With Improvements	CSS	Future Analysis Location												9.3	9.5	A	A
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>	2	2	0	0	1	1	1	1	1	29.0	33.4	C	C
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	28.5	34.8	C	C
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	12.6	19.1	B	B
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	19.5	18.9	B	B

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

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Table 27 Intersection Analysis for EAPC 2013 Conditions

#	Intersection	Traffic Control ¹	Northbound			Southbound			Eastbound			Westbound			Delay (secs.)		Level of Service	
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Driveway 1 / Santiago Canyon Road - With Improvements	CSS	Future Analysis Location												8.8	9.0	A	A
2	Driveway 2 / Santiago Canyon Road - With Improvements	CSS	Future Analysis Location												8.9	9.0	A	A
3	Campbell Ranch Road / Mayhew Canyon Road	CSS	1	2	0	0	2	1	1	0	1	0	0	0	11.2	15.3	B	C
4	Campbell Ranch Road / Driveway 3 - With Improvements	CSS	Future Analysis Location												9.9	10.5	A	B
5	Campbell Ranch Road / Driveway 4 - With Improvements	CSS	Future Analysis Location												9.4	9.9	A	A
6	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>	2	2	0	0	1	1	1	1	1	35.7	51.1	D	D
7	De Palma Road / Santiago Canyon Road	TS	1	2	1	1	2	0	1	1	0	1	1	0	35.4	43.0	D	D
8	I-15 Southbound Ramps / Indian Truck Trail	TS	0	0	0	1	1	1	0	3	1	1	2	0	18.1	39.8	B	D
9	I-15 Northbound Ramps / Indian Truck Trail	TS	1	1	1	0	0	0	2	2	0	0	2	1	24.5	29.8	C	C

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing;

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 7.9 (2008), based on the 2000 Highway Capacity Manual (HCM) method, except intersections along Indian Truck Trail where delay and LOS have been calculated using the SYNCHRO (Version 7) analysis software (2000 HCM method).

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Source: Sycamore Creek SPA No. 2 Traffic Impact Analysis

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. The existing Sycamore Creek Specific Plan is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, commercial retail, recreational, open space and public facility land uses. The proposed Project seeks to re-arrange the placement of residential, recreational, and open space land uses on-site. However, the proposed Project would not increase the maximum development intensity for the Sycamore Creek Specific Plan. As such, the proposed Project would be consistent with the County General Plan, and, therefore, would be consistent with the long-term growth projections included in the CMP. Therefore, the Project's long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant.

Pursuant to the RCTC's 2010 CMP, the segment of I-15 that is closest to the Project site is operating at LOS "D" under existing conditions, which is an acceptable level of service. The proposed Project would contribute traffic to I-15; however the proposed Project would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term. Accordingly, the Project would conform to established levels of service for CMP designated roads and highways, and near-term impacts would be less than significant.

The proposed Project would be consistent with the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR No. 325.

c) & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, commercial retail, recreational, and open space land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed Project would be compatible with surrounding land uses, and would not result in increased hazards associated with incompatible uses; a significant impact would not occur.

Proposed circulation improvements are identified on Tentative Tract Map 36316 and would be specified as part of future implementing tract map(s) affecting Planning Areas 17A through 17D. All circulation improvements have been or would be designed to conform to the provisions of Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications*. The provisions of Ordinance No. 461 identify required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction. As a component of applications for the proposed Project, the County Transportation Department has reviewed the proposed circulation improvements identified in Tract Map 36316 in relationship to the approved circulation plan for the Sycamore Creek Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. A similar review would be required in association with future implementing tract map(s). Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less than significant impact would occur.

f) Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 325.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, it is concluded that implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and a significant impact would not occur.

h) Project implementation would result in new residential structures and recreational facilities on-site, thereby increasing the need for emergency access to the site. The requirement to provide adequate paved access to the Project area would be required as a condition of Project approval. The Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.

i) The proposed Project would accommodate a regional trail (which traverses the site and connects to existing, off-site trails within the Cleveland National Forest), sidewalks, and on-site community trails. The Project site is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, Project application materials.

Findings of Fact: Temescal Canyon Area Plan (TCAP) Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area. Revisions proposed as part of SP256A2 would result in minor modifications to the planned trail system within the specific plan area, as depicted on SP256A2 Figure 12, *Open Space and Recreation Plan*. A comparison of SP256A2 Figure 12 with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP, which includes a Class I Bike Path/Regional Trail along Campbell Ranch Road. Therefore, because SP256A2 proposes bike trail alignments consistent with TCAP Figure 8, a significant impact would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. It also should be noted that the backbone water lines needed to serve the Project already have been constructed. In addition, a development standard has been incorporated in Specific Plan Section III.A.1.b (refer to Standard No. 26), which requires that future development within the Specific Plan "...shall comply with the applicable requirements of the 2010 California Green Building Standards Code (CalGreen, California Code of Regulations, Title 24, Part 11)." Compliance with this development standard would reduce the Project's demand for water. Furthermore, the total number of dwelling units allowed within the plan would be reduced from 1,765 to 1,737 dwelling units, resulting in an overall reduction in the Project's water demand as compared to the impacts evaluated and disclosed by EIR No. 325. Therefore, with compliance with any applicable mitigation measures specified in EIR No. 325 for water service, significant impacts would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. In addition, major sewer facilities needed to serve the Specific Plan area already have been constructed. Furthermore, as part of the Project, the total number of dwelling units allowed within the plan would be reduced from 1,765 to 1,737 dwelling units, resulting in an overall reduction in the Project's wastewater treatment demand as compared to the impacts evaluated and disclosed by EIR No. 325. Therefore, with compliance with the applicable mitigation measures specified in EIR No. 325 for sewer service, significant impacts would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

47. Solid Waste				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Riverside County Waste Management District correspondence, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures. SP256A2 proposes a slight reduction in the number of dwelling units allowed on-site, from 1,765 to 1,737 units, which would result in a concomitant decrease in the demand for solid waste services as compared to the impacts evaluated in EIR No. 325. Mitigation measures specified in EIR No. 325 would continue to apply to the proposed Project. Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

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

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Mitigation measures specified by EIR No. 325 would continue to apply to the proposed Project, if applicable. In addition, the Project proposes a slight reduction in dwelling units as compared to the existing approved specific plan, from 1,765 to 1,737 dwelling units, which would result in a slight reduction in the Project's demand for utilities. Moreover, SP256A2 incorporates additional measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2), which would result in a further reduction in the demand for utilities as compared to what was studied in EIR No. 325. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

49. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 325, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. In addition, the Project proposes a slight reduction in dwelling units as compared to the existing approved specific plan, from 1,765 to 1,737 dwelling units, resulting in a slight reduction in demand for energy resources. Moreover, SP256A2 incorporates additional measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2). Therefore, with incorporation of the mitigation measures specified in EIR No. 325, impacts to energy resources would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.