

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



803B

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 9, 2013

**SUBJECT: SPECIFIC PLAN NO. 312, AMENDMENT NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289, MINOR CHANGE NO. 1** – Consider an Addendum to a Certified EIR – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The **Change of Zone** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21. In addition the Planning Area boundaries would be formalized. **Tentative Tract Map No. 36418** is a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots. **Tentative Tract Map No. 32289, Minor Change No. 1** proposes to combine lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are combined, 19 total lots are being combined.

REVIEWED BY EXECUTIVE OFFICE  
DATE TM 9/16/13  
Tina Grande  
Departmental Concurrence

*[Handwritten signature]*

Frank Coyle for

Carolyn Syms Luna  
Planning Director

(continued on next page)

Initials:  
CSL:ms

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

**Ayes:** Jeffries, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** October 8, 2013  
**xc:** Planning(2), Applicant, Co.Co.

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

**Prev. Agn. Ref.**

**District:**

**Agenda Number:**

16-1

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 312 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7769,  
TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR  
CHANGE NO. 1

Page 2 of 2

**RECOMMENDED MOTION:**

**CONSIDERATION** of **ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 411**, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and,

**APPROVAL** of **SPECIFIC PLAN NO. 312, AMENDMENT NO. 1**, 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,

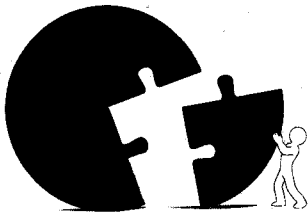
**APPROVAL** of **CHANGE OF ZONE NO. 7769**, formalizing the Planning Area Boundaries for Planning Areas 1, 2a, 2b, 2c, 3a, 3b, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17a, 17b, 18a, 18b, and 19 of Specific Plan No. 312, in accordance with the attached exhibit, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT NO. 36418**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

On August 21, 2013, the Riverside County Planning Commission voted to recommend approval of this project 5-0.



Carolyn Syms Luna  
Director

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Clarke copy*

## Memorandum

**DATE:** October 3, 2013  
**TO:** Board of Supervisors  
**FROM:** Matt Straite, Project Planner  
**RE:** Agenda Item 16-1 revised Condition of Approval

In conjunction with the Pechanga Tribe, condition of approval 30.Planning.42 has been modified. The revised condition reads:

**30 . PLANNING . 42 SP - LONG TERM PRESERV. PLAN**

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

**50 .PLANNING .**

*"Prior to recordation of a map, a Long Term Preservation Plan for site CA- RIV-6505 is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. The Plan shall take into account the known site and shall be flexible enough to incorporate any additional resources requiring preservation and long-term protection that may be identified during earthmoving activities. A CD and wet signed paper copy of the Plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."*

**20.PLANNING.**

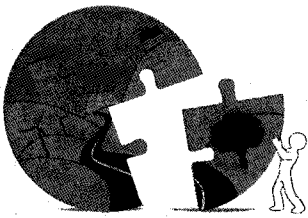
*"Prior to any ground disturbances within 100 feet of CA-RIV- 65 05 , a Long Term Preservation Plan for this site is required due to its cultural and archaeological importance. The Plans hall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. A CD and wet signed paper copy of the plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."*

Y:\Planning Case Files-Riverside office\SP00325A1\BOS\BOS hearing (same day as the adoption)\memos to BOS\3-73 Memo\Memo to Board.docx

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*16-1*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: August 22, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *AM*

*OK KI 803B  
OCT 8, 2013*

SUBJECT: SPECIFIC PLAN NO. 312, AMENDMENT NO. 1 (FRENCH VALLEY), CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, and TENTATIVE TRACT MAP NO. 32889 MINOR CHANGE NO. 1

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <small>(3rd Dist) Press Enterprise and The Californian</small>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

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

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Fish & Game Receipt (CFG05864)

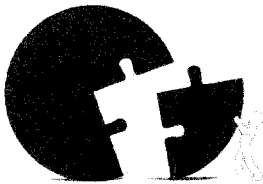
**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**3 Extra Sets taken to:  
Clerk of the Board  
SP00312A1\_CZ07769\_  
TR36418\_TR32889M1**

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P.O. Box 1409, Riverside, California 92502-1409  
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"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 31, 2011**

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

**3.2 SPECIFIC PLAN NO. 312 AMENDED NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1** – Consider an Addendum to a Certified EIR – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The Change of Zone proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. Tentative Tract Map No. 36418 is a schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots. Tentative Tract Map No. 32289, Minor Change No. 1 proposes to combine lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are combined, 19 total lots are being combined. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

Staff Report Recommendation:  
**ADOPTION** of **PLANNING COMMISSION RESOLUTION NO. 2013-001** recommending adoption of Specific Plan No 312, Amendment No. 1; and **THAT THE PLANNING COMMISSION RECOMMENDS TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:** **CONSIDERATION** of a **ADDENDUM NO. 2** to **ENVIRONMENTAL IMPACT REPORT NO. 411**; **TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 312, AMENDMENT NO. 1**; **TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7769**; **APPROVAL** of **TENTATIVE TRACT NO. 36418**; and, **APPROVAL** of **TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1**.

Staff's Recommendation at Hearing:  
**SAME AS ABOVE**

Planning Commission Action:  
By A Vote Of 5-0; **ADOPTED PLANNING COMMISSION RESOLUTION NO. 2013-001 RECOMMENDING ADOPTION OF SPECIFIC PLAN NO 312, AMENDMENT NO. 1; and THE PLANNING COMMISSION RECOMMENDS TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:** **CONSIDERATION** of **ADDENDUM NO. 2** to **ENVIRONMENTAL IMPACT REPORT NO. 411**; **TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 312, AMENDMENT NO. 1**; **TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7769**; **APPROVAL** of **TENTATIVE TRACT NO. 36418**; **APPROVAL** of **TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1**.

Agenda Item No.: 3.2  
Area Plan: Southwest  
Zoning Area: French Valley and Rancho California  
Supervisorial District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: August 21, 2013

SPECIFIC PLAN NO. 312 AMENDMENT NO. 1  
CHANGE OF ZONE NO. 7769  
TENTATIVE TRACT MAP NO. 36418  
TENTATIVE TRACT MAP NO. 32289 MINOR  
CHANGE NO. 1  
Applicant: Riverside Maitland 03, LLC  
Engineer/Representative: Adrian Peters,  
Brookfield

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Specific Plan No. 312 Amendment No. 1** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. Additionally, a portion of the site is now in the City of Murrieta thus changing the boundary of the Specific Plan. For a more detailed project description see the EIR Addendum.

**Change of Zone No 7769** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. For a more detailed project description see the EIR Addendum.

**Tentative Tract Map No. 36418** proposes a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 water quality lot, and 3 open space lots in Planning Area 19, a site designated for a school which is no longer needed by the district. For a more detailed project description see the EIR Addendum.<sup>1</sup>

**Tentative Tract Map No. 32289 Minor Change No. 1** proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are merged, 19 total lots are being merged. For a more detailed project description see the EIR Addendum.

The project is located in the Southwest Area Plan, in the Community of French Valley; more specifically the project is easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road.

### ISSUES OF POTENTIAL CONCERN:

#### **School Site**

Planning Area 19, the location of TR36418, was intended to be a school site. The School District, however, elected to use a property just west of the Specific Plan limits. The District no longer needs Planning Area 19. The original Specific Plan featured a Public Facilities Designation on the site, with no provision to alter the designation besides a Specific Plan Amendment, which they are requesting now. The Amendment to the Specific Plan proposes to reclassify the site as Medium High Density Residential

<sup>1</sup> 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, then the Specific Plan conditions of approval would be included in the tract map conditions. The intent is to avoid 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').

D.M.

(MHDR). The site was used as a temporary park-and-ride lot that is no longer required. Additionally, the site contained some fill dirt stockpiles for a number of years that have been conditioned to be removed. The applicant has proposed higher density in this planning area which provides a mix of product types in the Specific Plan and places higher density near schools and parks.

**PA18A, 16, and 15**

In 2006 Tentative Tract Map No. 32289 was approved by the Board of Supervisors with smaller lots to east side of the Planning Areas, and larger lots to the west, intending to act as a buffer to development on the east side of the Specific Plan. The applicant is requesting to change these larger lots to open space, explaining that the larger lots will not sell, and the open space will act as an amenity to the area while still achieving the intended buffer.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space-Water (OS-W), Open Space- Conservation (OS-C) as reflected on the Land Use Plan for SP312A1 (for the entire Specific Plan).
2. Surrounding General Plan Land Use (Ex. #5): City of Murrieta to the south, Medium Density Residential (MDR) and Rural Residential (RR) to the west, Medium Density Residential (MDR), Low Density Residential (LDR), and Rural Residential (RR) to the east, and Rural Residential (RR) to the north.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): City of Murrieta to the south, One Family Dwellings (R-1), Rural Residential (RR), Heavy Agriculture-10 Acre Minimum (A-2-10) and Light Agriculture-10 Acre Minimum (A-1-10), and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.
5. Existing Land Use (Ex. #1): Single Family Dwellings and vacant land
6. Surrounding Land Use (Ex. #1): Single Family homes to the south, west and east, vacant land to the north.
7. Project Data: Total Acreage: 605.7  
Total Proposed Lots:  
For TR36418- 50 Residential  
For TR32289M1- 179 Residential  
Schedule: A (for both)
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:**

**CONSIDERATION of a ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 411, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment beyond those identified in the EIR; and,**

**TENTATIVE APPROVAL of SPECIFIC PLAN NO. 312, AMENDMENT NO. 1, 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. 7769, formalizing the Planning Area Boundaries for Planning Areas 1, 2a, 2b, 2c, 3a, 3b, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17a, 17b, 18a, 18b, and 19 of Specific Plan No. 312, 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. 36418, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,**

**APPROVAL of TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,**

**ADOPTION of PLANNING COMMISSION RESOLUTION NO. 2013-001 recommending adoption of Specific Plan No 312, Amendment No. 1 to the Board of Supervisors.**

**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: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space- Water (OS-W), Open Space- Conservation (OS-C) as reflected on the Land Use Plan for SP312A1 (for the entire Specific Plan).
2. The project site is surrounded by properties which are designated City of Murrieta to the south, Medium Density Residential (MDR) and Rural Residential (RR) to the west, Medium Density Residential (MDR), Low Density Residential (LDR), and Rural Residential (RR) to the east, and Rural Residential (RR) to the north.
3. The zoning for the subject site is Specific Plan (SP).
4. The project site is surrounded by properties which are zoned City of Murrieta to the south, One Family Dwellings (R-1), Rural Residential (RR), Heavy Agriculture- 10 Acre Minimum (A-2-10)



and Light Agriculture- 10 Acre Minimum (A-1-10), and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.

5. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
6. This Specific Plan is located within Criteria Areas 5572 and 5476 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the Specific Plan and has occurred. There are no additional land dedication requirements in order to comply with the MSHCP.
7. This project is within the City Sphere of Influence of Murrieta.
8. Pursuant to CEQA section 15164, overall, the proposed Project would result in impacts that are less than or equal to those addressed in EIR No. 411. Approval of the Project would result in a decrease in the total number of units allocated to the Specific Plan from 2,092 (studied in the EIR) to 1,793 dwelling units. As demonstrated in the accompanying Environmental Assessment, 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. 411 and addenda thereto. More specifically:

- A. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial increases in the severity of the previously identified significant environmental impacts. As indicated in the project description above, the majority of changes proposed as part of SP312A1 involve revisions to SP312 to provide consistency with previously-approved tentative tract maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and current Riverside County General Plan land use nomenclature. These modifications to Specific Plan 312 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in EIR 411. The aspects of proposed SP312A1 that are the focus of the EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 are limited to 91.9 acres encompassing proposed TR 32289M1 and TR 36418, which cover Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19. In total, the 1,671 residential units that would be allowed pursuant to SP312A1 represent a reduction in the number of dwelling units allowed pursuant to the approved SP 312, and a concomitant reduction in environmental impact.

As demonstrated in the accompanying Environmental Assessment No. 42492 (EA42492), due to the proposed reduction in development intensity allowed on-site, 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 EIR 411. In fact, some of the impacts disclosed in EIR 411 would be reduced.

- B. Subsequent to the certification of Final EIR 411 and approval of SP 312 and Addendum No. 1 to EIR 411, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.

- C. The Project proposes the same land uses analyzed by EIR 411 and its Addendum No. 1. The proposed Project would therefore not result in any new significant effects associated with land usage that were not previously identified.
  - D. Technical reports were prepared for TR 30694, TR 30696, and TR 30695 in conjunction with Addendum No. 1 for traffic, soils/geotechnical, biological resources, noise, and air quality (copies of which are contained within or appended to Addendum No. 1). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411.
  - E. Technical reports for TR 36418 and TR 32289M1 were prepared for noise, soils/geotechnical, and hydrology/water quality, and greenhouse gas emissions (copies are contained within or appended to Addendum No. 2). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411 and/or the Addenda.
  - F. Mitigation measures identified in EIR 411 and Addendum No. 1, other than those that have changed as a result of updated technical studies, changes in law, and/or as requirements of subsequently approved permits and authorizations, would still be appropriate and feasible for the proposed Project. Additional mitigation has been added through Addendum No. 2.
9. This land division is located within a CAL FIRE state responsibility area.
10. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance Section 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
11. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
12. 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 as reviewed by the Riverside County Fire Department with standards such as driveways less than 800 feet shall provide a turnout near a midpoint and driveway exceeding 800 feet shall provide turnouts at 400 feet apart with 10 feet minimum width and 30 feet minimum depth. Additional requirements such as fire brakes and fuel modification are incorporated in the Conditions of Approval.

**CONCLUSIONS:**

- 1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Public Facilities (PF), Open Space- Recreation (OS-R), Open Space- Water (OS-W), Open Space- Conservation (OS-C) as

reflected on the Land Use Plan for SP312A1 (for the entire Specific 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. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. 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. Dam inundation area; or,
  - b. High Fire Area; or,
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The city of Murrieta sphere of influence;
  - b. A 100-year flood plain and an area drainage plan; and,
  - c. The Valley Wide Recreation and Parks District; and,
  - d. An area of low liquefaction.
4. For a list of designated Assessor's Parcel numbers, please see attached sheet.



1 (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan  
2 No. 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and  
4 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
5 8.100.a. shall also include open space and trails.

6 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific  
7 Plan No. 312 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 as those  
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

12 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.  
13 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
14 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and  
15 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
16 8.100.a. shall also include open space detention facilities and trails.

17 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific  
18 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
19 Ordinance No. 348.

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

22 d. Planning Areas 5, 6, 9, 11, and 13.

23 (1) The uses permitted in Planning Areas 5, 6, 9, 11 and 13 of Specific Plan No. 312  
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
25  
26  
27  
28

1 that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be  
2 permitted.

3 (2) The development standards for Planning Areas 5, 6, 9, 11 and 13 of Specific Plan  
4 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
5 348, except that the development standards set forth in Article VI, Section 6.2.b., and e.(4) shall be  
6 deleted and replaced by the following:

7  
8 A. Lot area shall not be less than six thousand (6,000) square feet. The  
9 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
10 for access to the portion of a lot used as a building site.

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

14 In addition, the following development standards shall also apply:

15  
16 AA. Interior side yards may be reduced to accommodate zero lot line  
17 situations, except that in no case shall the reduction in the side yard areas reduce  
18 the separation between structures to less than ten feet (10').

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

21 e. Planning Areas 14, 17A, 20/21, 23, 27, and 31.

22  
23 (1) The uses permitted in Planning Areas 14, 17A, 20/21, 23, 27, and 31 of Specific  
24 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
25 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1), (3) and (5); and e.  
26 shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also  
27 include community recreation centers.  
28

1 (2) The development standards for Planning Areas 14, 17A, 20/21, 23, 27, and 31 of  
2 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
4 and e.(4) shall be deleted and replaced by the following:

5 A. Lot area shall not be less than six thousand (6,000) square feet. The  
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
7 for access to the portion of a lot used as a building site.

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

11 In addition, the following development standards shall also apply:

12 AA. Interior side yards may be reduced to accommodate zero lot line  
13 situations, except that in no case shall the reduction in the side yard areas reduce  
14 the separation between structures to less than ten feet (10').

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

17 f. Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30.

18 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and 30 of  
19 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of  
20 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and  
21 (3); and e. shall not be permitted.

22 (2) The development standards for Planning Areas 10, 12, 17B, 18B, 25, 26, 28, 29 and  
23 30 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section  
24 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section  
25 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section  
26 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section  
27 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section  
28 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section

1 6.2.e.(4) shall be deleted and replaced by the following:

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

5 In addition, the following development standards shall also apply:

6 AA. The interior side yards may be reduced to accommodate zero lot line  
7 or common wall situations, except that in no case shall the reduction in the side  
8 yard areas reduce the separation between structures to less than ten feet (10').

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

11 g. Planning Areas 7, 32 and 33.

12 (1) The uses permitted in Planning Areas 7, 32 and 33 of Specific Plan No. 312 shall  
13 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
14 the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be  
15 permitted.

16 (2) The development standards for Planning Areas 7, 32 and 33 of Specific Plan No.  
17 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
18 348, except that the development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be  
19 deleted and replaced by the following:

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

23 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a  
24 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
25



1 front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

4 h. Planning Area 15.

5 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same  
6 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
7 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall  
8 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
9 include trails and water quality/detention basins.

10 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be  
11 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

14 i. Planning Area 8.

15 (1) The uses permitted in Planning Areas 8 of Specific Plan No. 312. shall be the same  
16 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
17 permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted.  
18 In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and  
19 trails.

20 (2) The development standards for Planning Areas 8 of Specific Plan No. 312 shall be  
21 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

24 j. Planning Areas 16, 18A, 22, and 34.

1 (1) The uses permitted in Planning Areas 16, 18A, 22, and 34 of Specific Plan No. 312  
2 shall be 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), (6) and (8); b.(1); and c.(1) shall  
4 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
5 include public parks, private parks, dog parks, and trails.

6 (2) The development standards for Planning Areas 16, 18A, 22, and 34 of Specific  
7 Plan No. 312 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 as those  
10 requirements identified in Article Vile of Ordinance No. 348.

11 k. Planning Area 19.

12 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same  
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
14 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and  
15 e.(1) shall not be permitted.

16 (2) The development standards for Planning Area. 19 of Specific Plan No. 312 shall be  
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
18 the development standards set forth in Section 6.2.b., c., d., e.(1),(2),(3), and e.(4) shall be deleted  
19 and replaced by the following.

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

23 B. The minimum average lot width of a standard lot shall be forty five feet  
24 (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet  
25

1 (35'). The minimum average lot depth shall be one hundred feet (100').

2 C. The minimum front yard setback (to a habitable portion of the main  
3 structure) shall be ten feet (10'). The minimum front yard setback to covered porches,  
4 courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the  
5 garage shall be twenty feet (20'). No other structural encroachments shall be permitted in  
6 the front yard except as provided for in Section 18.19 of Ordinance No. 348.

7 D. The minimum side yard setback shall be five feet (5') for interior lots. The  
8 minimum side yard setback for corner lots (facing street) shall be ten feet (10').  
9 Chimneys, fireplaces, media centers, and air conditioning units may encroach into the  
10 required side yard setback a maximum of two feet (2'). No other structural encroachments  
11 shall be permitted in the side or rear yard except as provided for in Section 18.19 of  
12 Ordinance No. 348.

13 E. The minimum rear yard setback shall be fifteen feet (15'), except that  
14 homes with a minimum front yard setback (to a habitable portion of the main structure) of  
15 ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered  
16 patios, balconies and decks may encroach into the required rear yard setback a maximum  
17 of five feet (5'). No other structural encroachments shall be permitted in the rear yard  
18 except as provided for in Section 18.19 of Ordinance No. 348.

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

21 1. Planning Area 24.

22 (1) The uses permitted in Planning Area 24 of Specific Plan No. 312 shall be the same  
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Section 6.1.a.(3) and (4); and b.(1) and (3) shall not be permitted. In  
25  
26  
27  
28

1 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

2 (2) The development standards for Planning Area 24 of Specific Plan No. 312 shall be  
3 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
4 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the  
5 following:

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

9  
10 In addition, the following development standard shall apply:

11 AA. Interior side yards may be reduced to accommodate zero lot line or  
12 common wall situations, except that in no case shall the reduction in the side yard  
13 areas reduce the separation between structures to less than ten feet (10').

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance No. 348.  
16  
17  
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23 ///

24 ///

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27 ///

28



2  
3 **RESOLUTION 2013-001**  
4 **RECOMMENDING ADOPTION OF**  
5 **SPECIFIC PLAN NO. 312 AMENDMENT NO. 1**

6  
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
9 August 21, 2013, to consider the above-referenced matter; and,

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

15  
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on August 21, 2013, that it has  
20 reviewed and considered the environmental documents prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **CONSIDERATION** of the environmental documents, including Environmental Impact Report  
24 No. 411 (State Clearinghouse No. 1999041068) and Addendum No. 1 and 2;

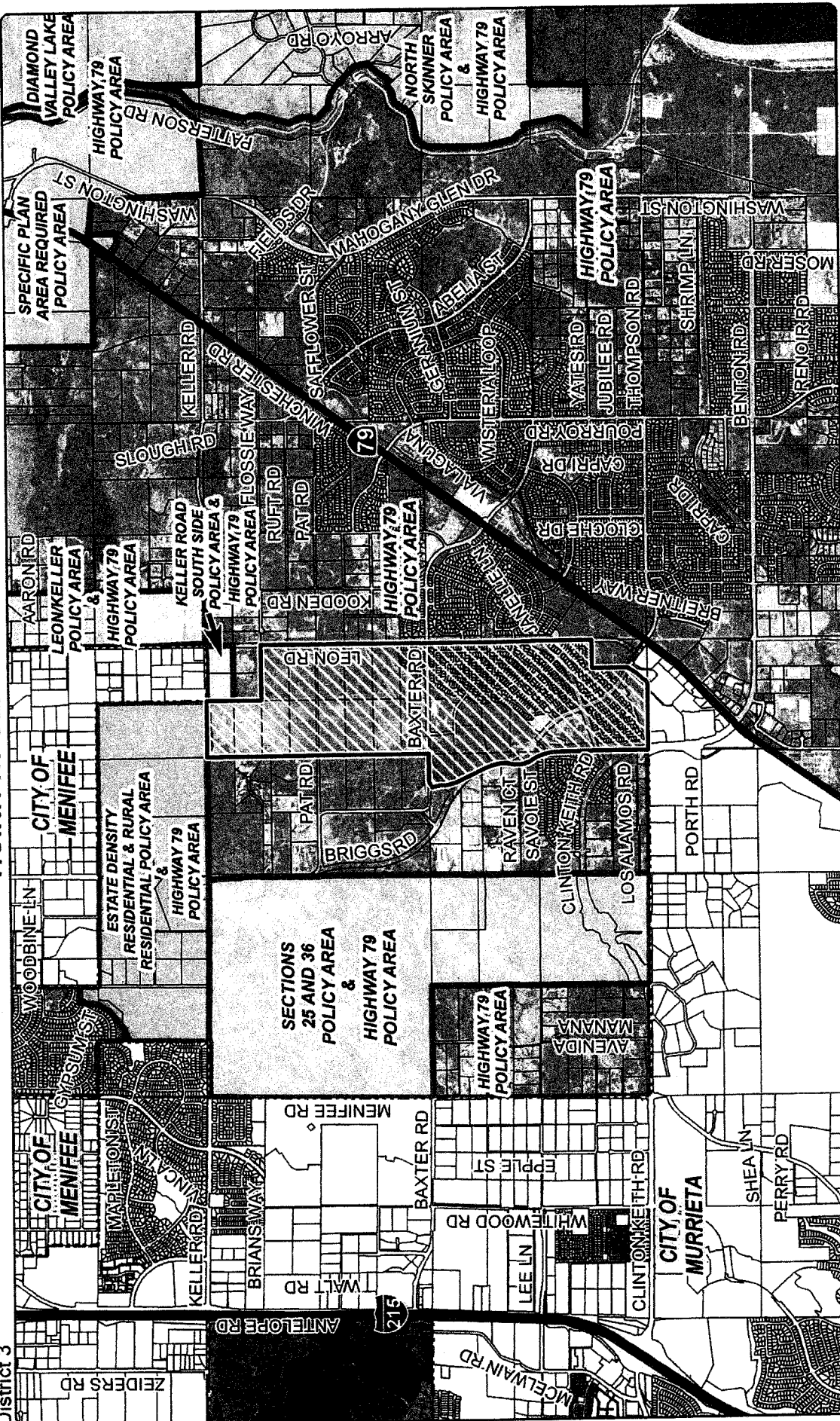
25 **ADOPTION** of Specific Plan No. 312 Amendment No. 1.  
26  
27  
28

# RIVERSIDE COUNTY PLANNING DEPARTMENT SP00312A1/CZ07769/TR36418/TR32289M1

## VICINITY/POLICY AREAS

Date Drawn: 6/20/13  
Vicinity Map

Supervisor Stone  
District 3



Assessors Bk. Pg. 480-02 & 09  
Thomas Bros. Pg. 899 B5  
Edition 2009



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 30 & 31

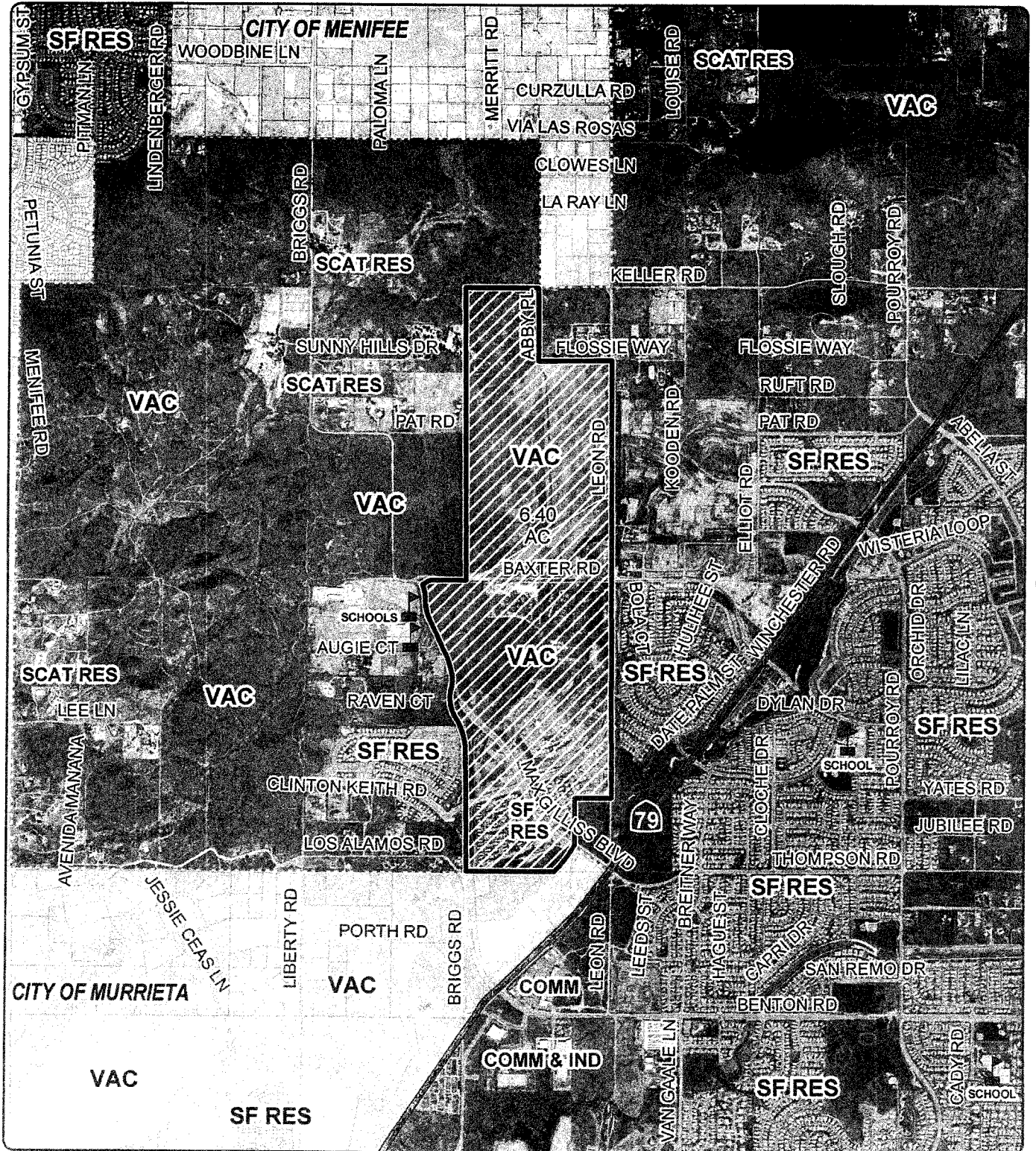
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use designations than those shown on this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or at (951) 955-5200 (Eastern County), or website at <http://www.planning.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 SP00312A1/CZ07769/TR36418/TR32289M1

Supervisor Stone  
 District 3

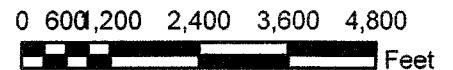
Date Drawn: 6/20/13  
 Exhibit 1

LAND USE



Zoning Area: Rancho California  
 Township/Range: T6SR2W  
 Section: 30 & 31

Assessors Bk. Pg. 480-02 & 09  
 Thomas Bros. Pg. 899 B5  
 Edition 2009



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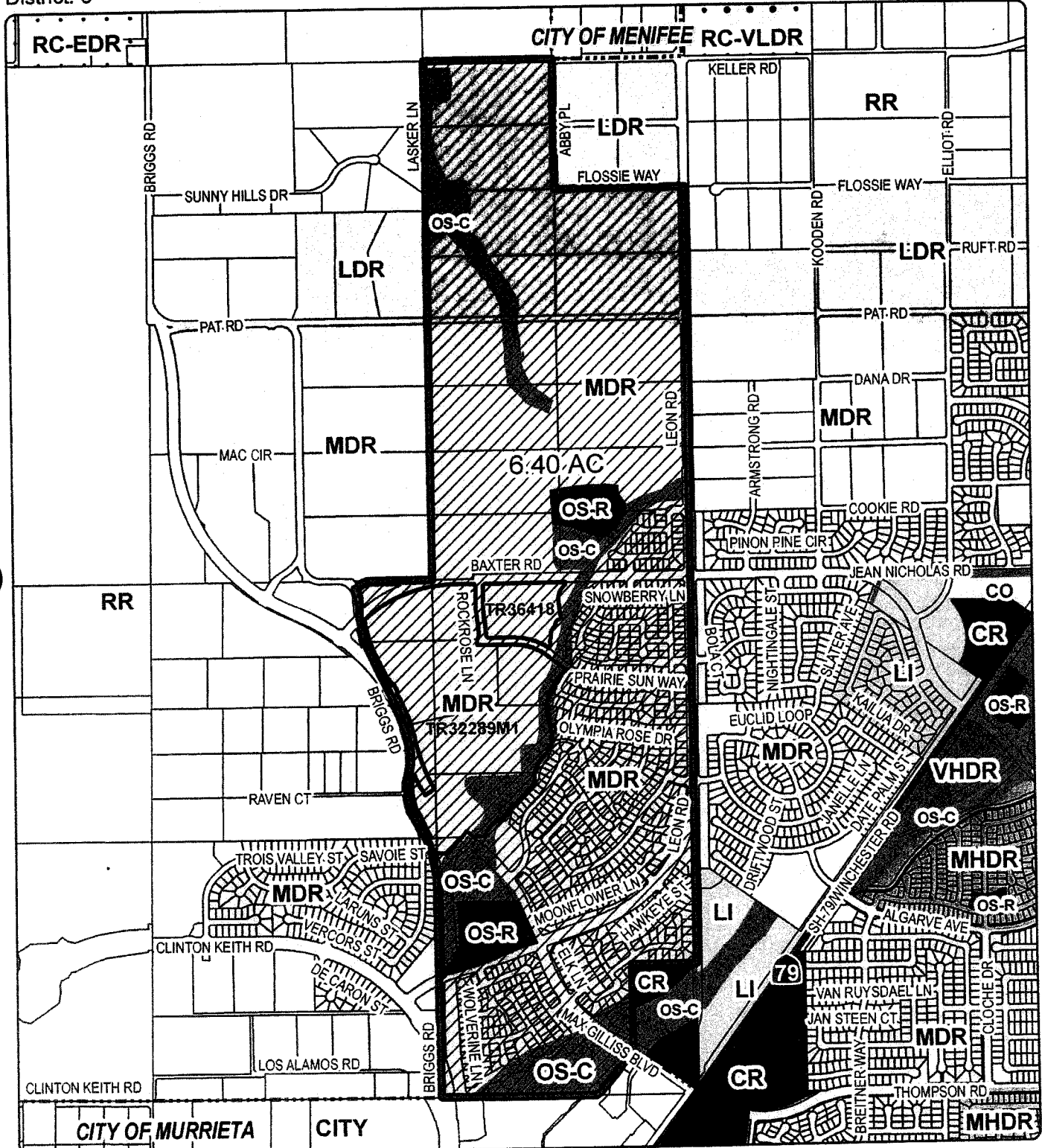
**RIVERSIDE COUNTY PLANNING DEPARTMENT  
SP00312A1/CZ07769/TR36418/TR32289M1**

Date Drawn: 6/20/13

Exhibit 5

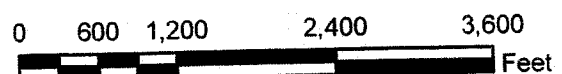
Supervisor Stone  
District: 3

**EXISTING GENERAL PLAN**



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 30 & 31

Assessors Bk. Pg. 480-02 & 09  
Thomas Bros. Pg. 899 B5  
Edition 2009



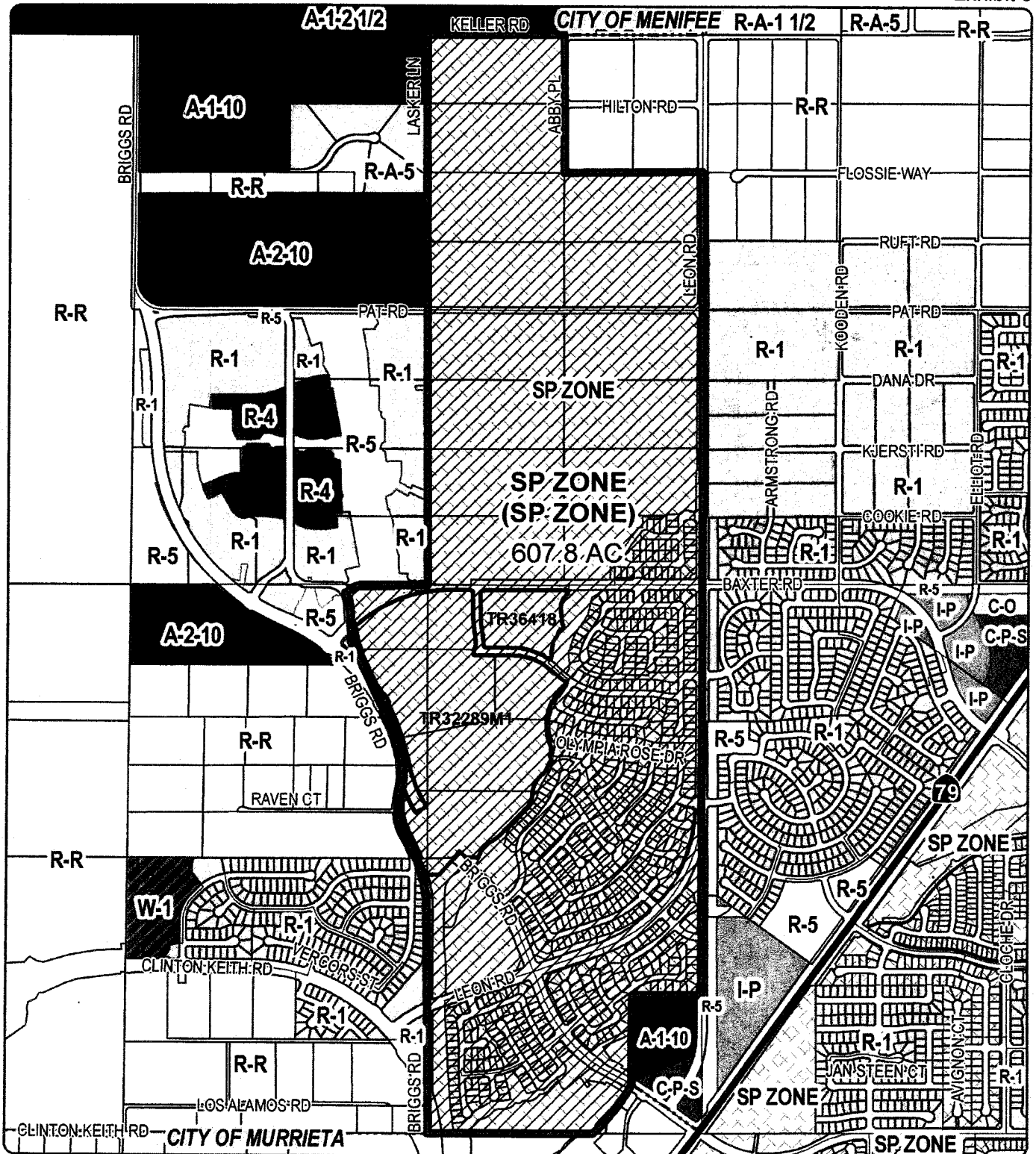
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 SP00312A1/CZ07769/TR36418/TR32289M1

Supervisor Stone  
 District 3

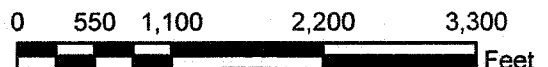
Date Drawn: 6/20/13  
 Exhibit 3

PROPOSED ZONING



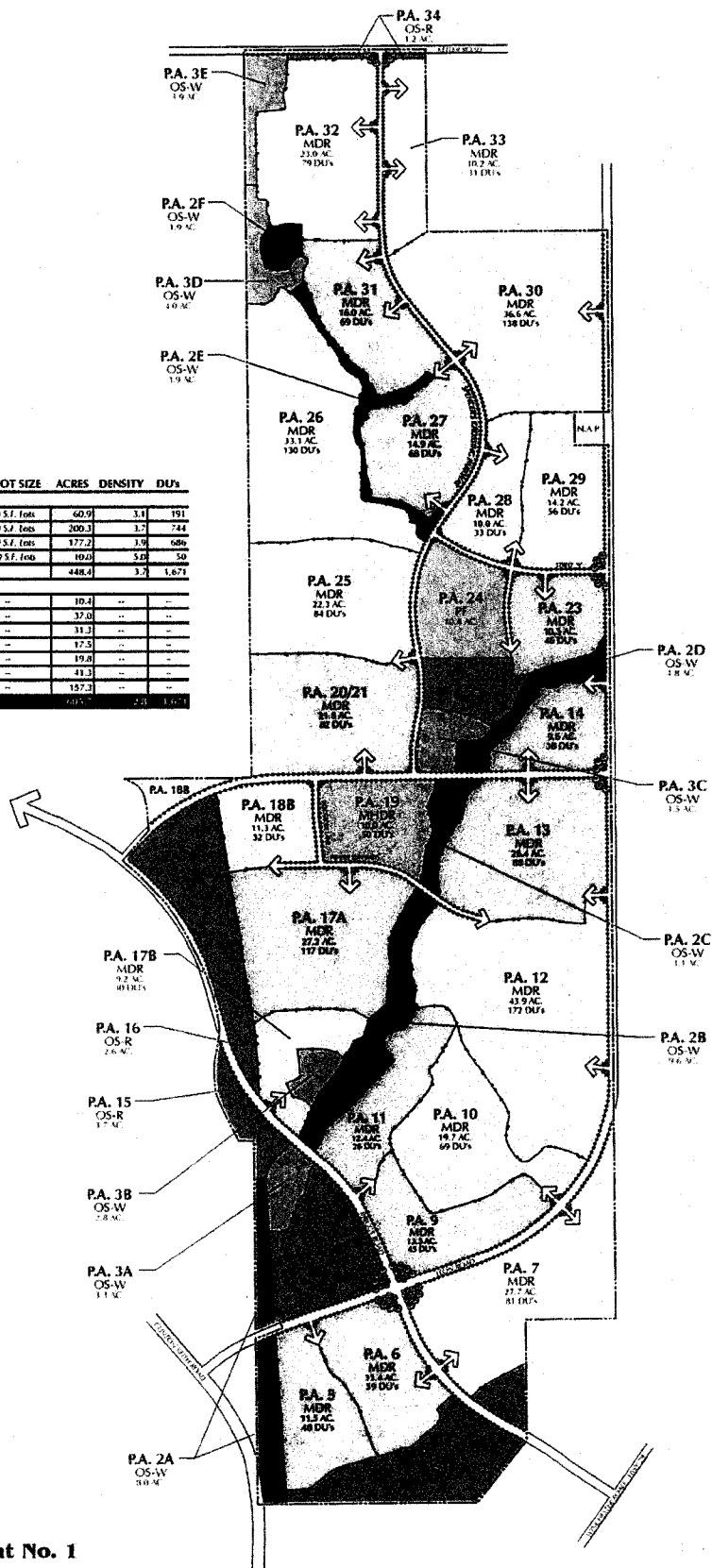
Zoning Area: Rancho California  
 Township/Range: T6SR2W  
 Section: 30 & 31

Assessors Bk. Pg. 480-02 & 09  
 Thomas Bros. Pg. 899 B5  
 Edition 2009



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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
<b>Residential</b>				
Medium Density Residential (MDR)	8,000 S.F. lots	60.9	3.1	191
Medium Density Residential (MDR)	7,200 S.F. lots	200.3	3.7	744
Medium Density Residential (MDR)	6,000 S.F. lots	177.2	3.9	686
Medium Density Residential (MDR)	5,000 S.F. lots	101.0	3.0	50
<b>Residential Sub-Totals</b>		<b>448.4</b>	<b>3.7</b>	<b>1,671</b>
<b>Non-Residential</b>				
Public Facility (Community Center)	--	10.4	--	--
Community Center	--	32.0	--	--
Community Center	--	31.3	--	--
Community Center	--	17.5	--	--
Community Center	--	19.6	--	--
Major Road	--	41.3	--	--
Non-Residential Sub-Totals		<b>157.2</b>		
<b>TOTAL</b>		<b>605.6</b>		<b>2,317</b>



Specific Plan Amendment No. 1  
Land Use Plan

Figure III.A-1

# French Valley (SP 312 A1)



# French Valley

## III. SPECIFIC PLAN





Specific Plan No. 312/EIR No. 411

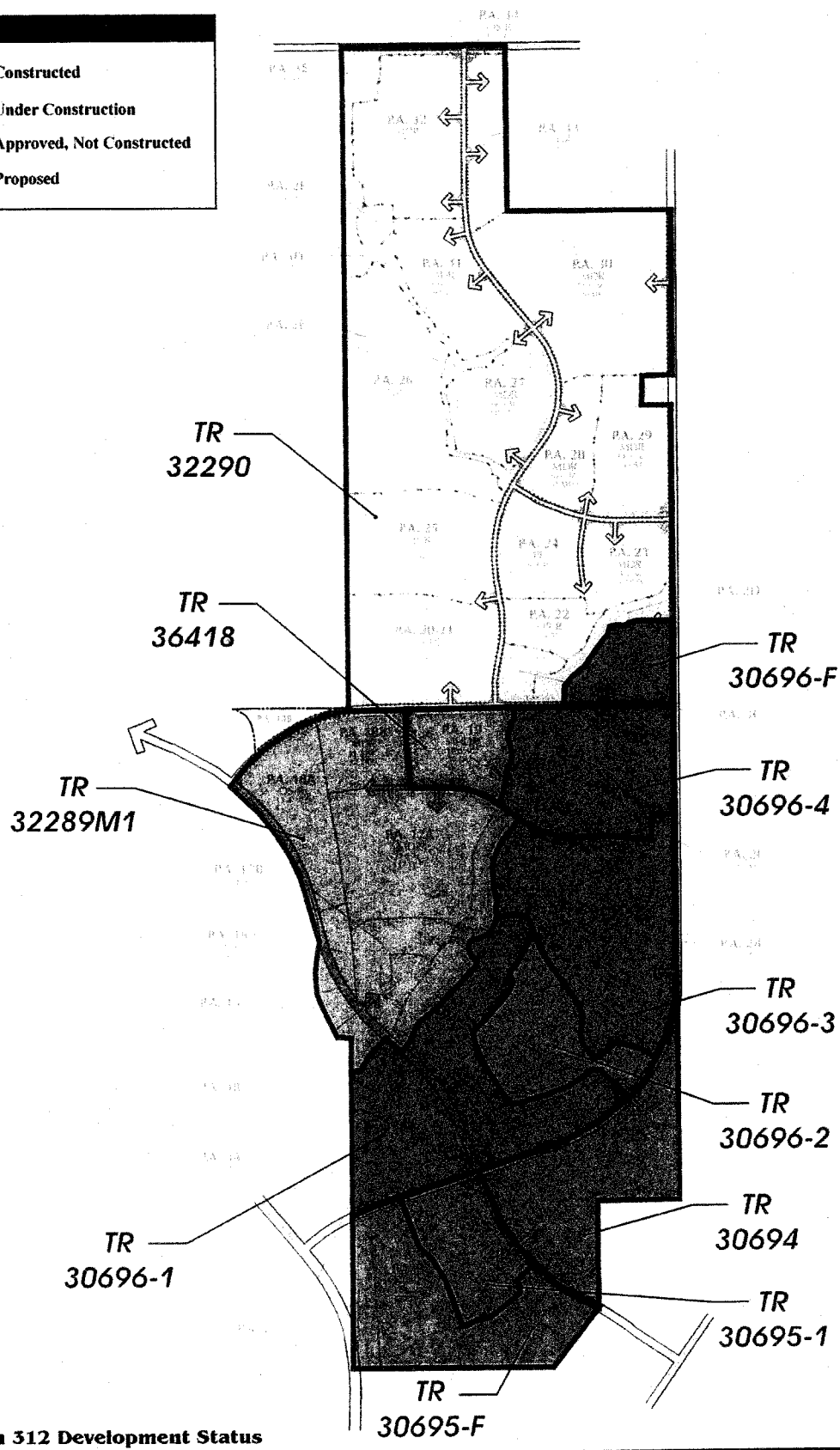
**Table III.A-1 DETAILED LAND USE SUMMARY**

Land Use	Planning Area	Acres	Density Range <sup>1</sup>	Target Density	Maximum DU's
<b>Residential</b>					
Medium Density Residential (MDR) 8,000 s.f. min. lots	7	27.7	2-5 du/ac	2.9	81
	32	23.0	2-5 du/ac	3.4	79
	33	10.2	2-5 du/ac	3.0	31
<i>Subtotal MDR - 8,000 s.f. min. lots</i>		<i>60.9</i>	<i>2-5 du/ac</i>	<i>3.1</i>	<i>191</i>
Medium Density Residential (MDR) 7,200 s.f. min. lots	10	19.7	2-5 du/ac	3.5	69
	12	43.9	2-5 du/ac	3.9	172
	17B	9.2	2-5 du/ac	3.3	30
	18B	11.3	2-5 du/ac	2.8	32
	25	22.3	2-5 du/ac	3.8	84
	26	33.1	2-5 du/ac	3.9	130
	28	10.0	2-5 du/ac	3.3	33
	29	14.2	2-5 du/ac	3.9	56
	30	36.6	2-5 du/ac	3.8	138
<i>Subtotal MDR - 7,200 s.f. min. lots</i>		<i>200.3</i>	<i>2-5 du/ac</i>	<i>3.7</i>	<i>744</i>
Medium Density Residential (MDR) 6,000 s.f. min. lots	5	11.5	2-5 du/ac	4.2	48
	6	13.4	2-5 du/ac	4.4	59
	9	13.5	2-5 du/ac	3.3	45
	11	12.4	2-5 du/ac	2.1	26
	13	26.4	2-5 du/ac	3.3	88
	14	9.6	2-5 du/ac	4.0	38
	17A	27.2	2-5 du/ac	4.3	117
	20/21	21.8	2-5 du/ac	3.8	82
	23	10.5	2-5 du/ac	4.4	46
	27	14.9	2-5 du/ac	4.6	68
31	16.0	2-5 du/ac	4.3	69	
<i>Subtotal MDR - 6,000 s.f. min. lots</i>		<i>177.2</i>	<i>2-5 du/ac</i>	<i>3.9</i>	<i>686</i>
Medium-High Density Residential (MHDR) 5,000 s.f. min. lots	19	10.0	5-8du/ac	5.0	50
<i>Residential Subtotals</i>		<i>448.4</i>	<i>--</i>	<i>3.7</i>	<i>1,671</i>
<b>Non-Residential</b>					
Open Space-Recreation (Parks & Open Space)	8	10.7	--	--	--
	15	3.7	--	--	--
	16	2.6	--	--	--
	18A	12.4	--	--	--
	22	6.4	--	--	--
	34	1.2	--	--	--
<i>Subtotal Open Space-Recreation (Parks)</i>		<i>37.0</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Water (Detention Basin)	3A	3.3	--	--	--
	3B	2.8	--	--	--
	3C	3.5	--	--	--
	3D	4.0	--	--	--
	3E	3.9	--	--	--
<i>Subtotal Open Space-Water (Detention Basin)</i>		<i>17.5</i>	<i>--</i>	<i>--</i>	<i>--</i>
Public Facility (School)	24	10.4	--	--	--
Open Space-Water (Drainage)	2A	8.0	--	--	--
	2B	9.6	--	--	--
	2C	3.1	--	--	--
	2D	4.8	--	--	--
	2E	3.9	--	--	--
	2F	1.9	--	--	--
<i>Subtotal Open Space-Water (Drainage)</i>		<i>31.3</i>	<i>--</i>	<i>--</i>	<i>--</i>
Open Space-Conservation	1	19.8	--	--	--
Major Roads	--	41.3	--	--	--
<i>Non-Residential Subtotals</i>		<i>157.3</i>	<i>--</i>	<i>--</i>	<i>--</i>
<i>Project Totals</i>		<i>605.7</i>	<i>--</i>	<i>2.8</i>	<i>1,671</i>

<sup>1</sup>du/ac = dwelling unit per acre

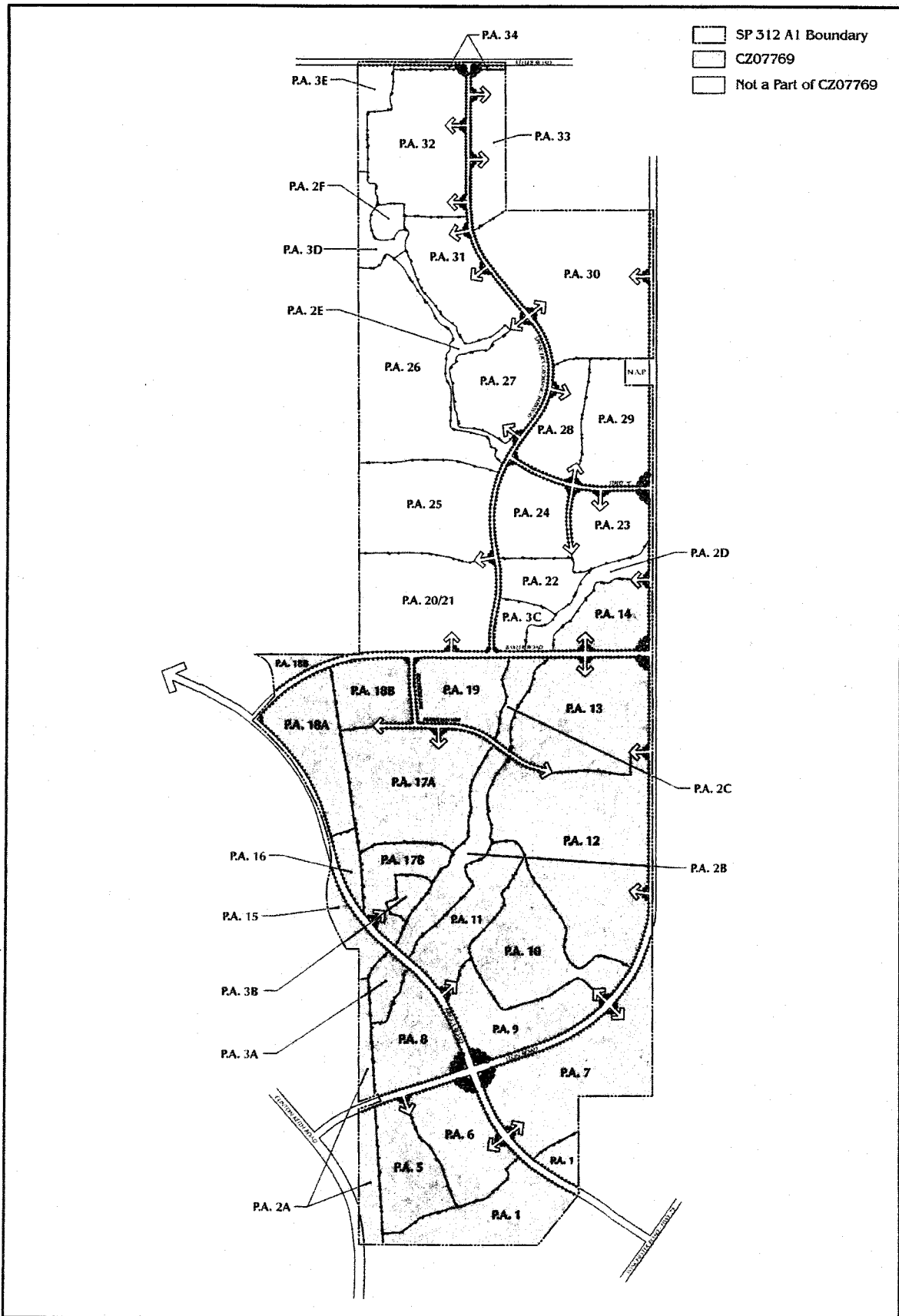
**Legend**

-  Constructed
-  Under Construction
-  Approved, Not Constructed
-  Proposed



Specific Plan 312 Development Status

# French Valley (SP 312 A1)

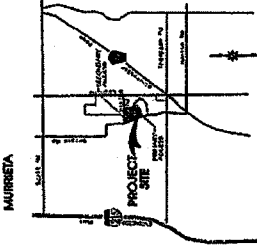
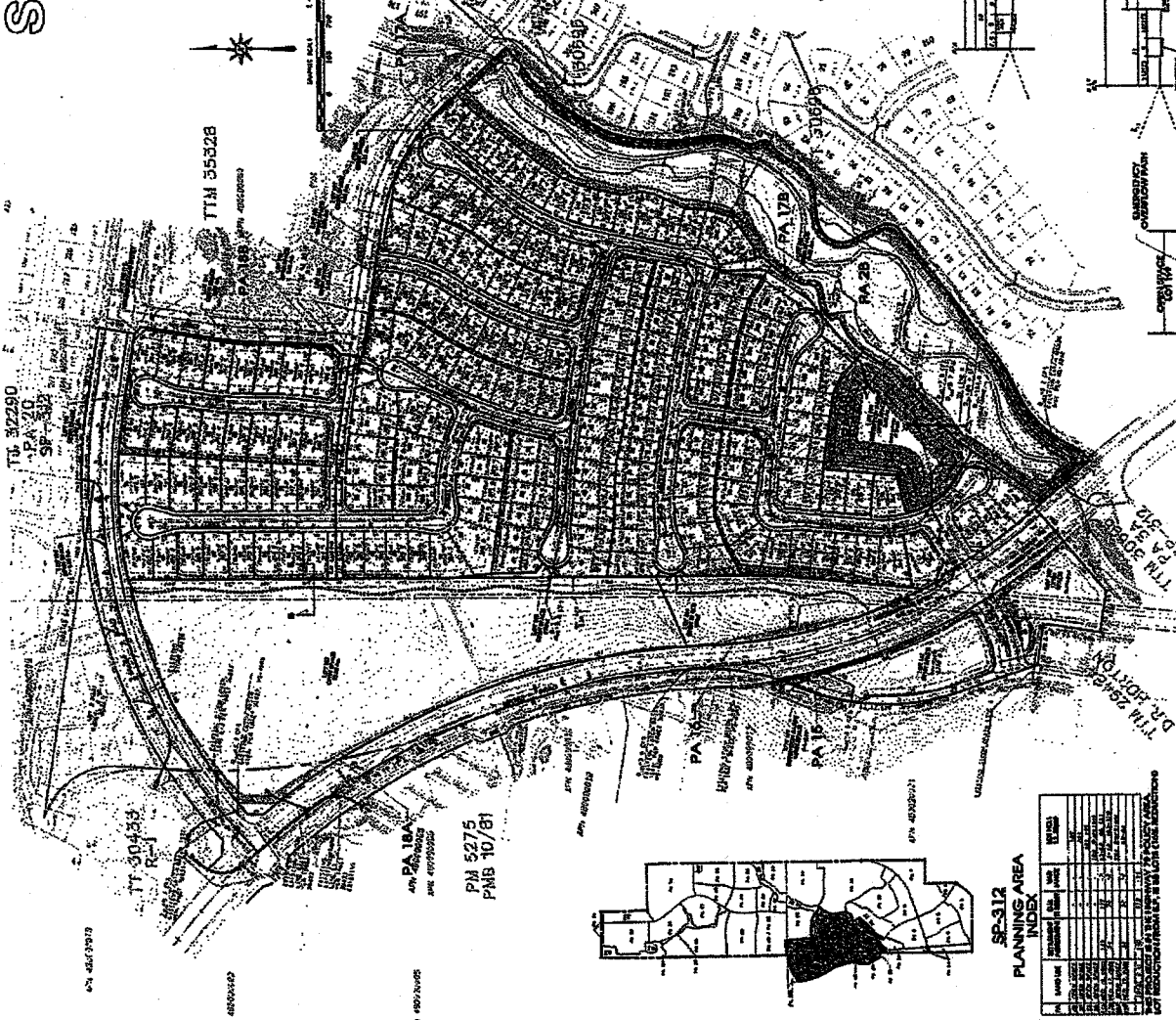


# Change of Zone 07769

# SPENCER'S CROSSING

**Tentative Tract No. 32289**  
 County of Riverside, State of California  
 SP-312

**Planning Areas 2B, 3B, 15, 16, 17, & 18**  
**Amendment 2**  
 Minor Change - Case No. \_\_\_\_\_



**Map of MURBETA**

**Legal Description**  
 THE PART OF TRACT NO. 32289, AS SHOWN ON THE TENTATIVE TRACT MAP FOR THE PROJECT, BEING PART OF THE TRACT DESCRIBED AS FOLLOWS:

1. SECTION 16, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
2. SECTION 17, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
3. SECTION 18, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
4. SECTION 19, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
5. SECTION 20, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
6. SECTION 21, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
7. SECTION 22, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
8. SECTION 23, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
9. SECTION 24, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
10. SECTION 25, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
11. SECTION 26, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
12. SECTION 27, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
13. SECTION 28, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
14. SECTION 29, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
15. SECTION 30, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
16. SECTION 31, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
17. SECTION 32, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
18. SECTION 33, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
19. SECTION 34, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
20. SECTION 35, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
21. SECTION 36, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
22. SECTION 37, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
23. SECTION 38, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
24. SECTION 39, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.
25. SECTION 40, T. 15 N., R. 15 E., S. 15, COUNTY OF RIVERSIDE, CALIFORNIA.

**Legend**

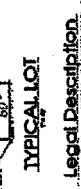
PROJECT AREA	RESIDENTIAL
PLANNING AREA	RESIDENTIAL
STREET	RESIDENTIAL
LOT	RESIDENTIAL
SECTION	RESIDENTIAL
TRACT	RESIDENTIAL
PLANNING AREA	RESIDENTIAL
STREET	RESIDENTIAL
LOT	RESIDENTIAL
SECTION	RESIDENTIAL
TRACT	RESIDENTIAL

**Project Area Residential Lots**

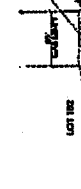
**Tentative Tract No. 32289**



**TYPICAL LOT**



**TYPICAL LOT WITH DRIVEWAY**



**TYPICAL LOT WITH GARAGE**



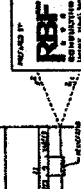
**TYPICAL LOT WITH POOL**



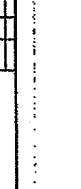
**TYPICAL LOT WITH DECK**



**TYPICAL LOT WITH PATIO**



**TYPICAL LOT WITH FENCE**



**TYPICAL LOT WITH DRIVEWAY AND GARAGE**

**TYPICAL STREET SECTIONS**

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10
SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20
SECTION 21	SECTION 22	SECTION 23	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30
SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40
SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50
SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60
SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70
SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75	SECTION 76	SECTION 77	SECTION 78	SECTION 79	SECTION 80
SECTION 81	SECTION 82	SECTION 83	SECTION 84	SECTION 85	SECTION 86	SECTION 87	SECTION 88	SECTION 89	SECTION 90
SECTION 91	SECTION 92	SECTION 93	SECTION 94	SECTION 95	SECTION 96	SECTION 97	SECTION 98	SECTION 99	SECTION 100

**SP-312 PLANNING AREA INDEX**

PLANNING AREA	SECTION	LOT	AREA
PLANNING AREA 2B	SECTION 1	LOT 1	AREA 1
PLANNING AREA 3B	SECTION 2	LOT 2	AREA 2
PLANNING AREA 15	SECTION 3	LOT 3	AREA 3
PLANNING AREA 16	SECTION 4	LOT 4	AREA 4
PLANNING AREA 17	SECTION 5	LOT 5	AREA 5
PLANNING AREA 18	SECTION 6	LOT 6	AREA 6

**REVERSE MIDLAND OIL CO. INC.**

AMENDMENT 2	SPENCER'S CROSSING
PLANNING AREAS	2B, 3B, 15-18
TENTATIVE TRACT NO.	32289





# French Valley

Addendum No. 2 to  
Environmental Impact Report (EIR) No. 411  
for:

Specific Plan 312, Amendment No. 1  
Tentative Tract Map No. 36418  
Tentative Tract Map No. 32289 Minor Change No. 1  
Change of Zone No. 07769

*Prepared for:*

**COUNTY OF RIVERSIDE**  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-3200

*Developed by:*

**RIVERSIDE MITLAND 03, LLC**  
3090 Bristol Street, Suite 200  
Costa Mesa, CA 92626  
(714) 200-1500

*Prepared by:*

**T&B PLANNING, INC.**  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780  
(714) 505-6360  
Contact: Joel Morse  
JOB NUMBER: 292-091

**JUNE 20, 2013**

# French Valley

Addendum No. 2 to  
Environmental Impact Report (EIR) No. 411  
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**JUNE 20, 2013**

## I. Addendum Introduction

### A. Document Purpose

This document is Addendum No. 2. to Environmental Impact Report (EIR) No. 411 (SCH No. 1999041068), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was prepared by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project as defined by CEQA Guidelines §15050.

This introduction provides general information regarding: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 312 and Final EIR No. 411; 3) a summary of the proposed Project; 4) the purpose of an Addendum to an Environmental Impact Report (Addendum); 5) standards for adequacy of an EIR Addendum under CEQA; 6) a description of the format and content of this Addendum; and 7) the processing requirements for the proposed Project. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 411.

#### 1. The California Environmental Quality Act

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

#### 2. History of Specific Plan No. 312 and Final Environmental Impact Report No. 411

On June 5, 2001, the County of Riverside approved FRENCH VALLEY Specific Plan No. 312 and certified the associated Final Environmental Impact Report (EIR No. 411, SCH No. 1999041068). The approved Specific Plan provided for the development of the 607.8-acre site with 1,793 residential units; a 1.7-acre commercial site; two school sites totaling 20.0 acres; 16.0 acres of parks; 79.4 acres of open space, greenbelts and detention areas; and 41.3 acres of major roadways. It should be noted that although 1,793 residential dwelling units were authorized for development by the Specific Plan, FEIR No. 411 evaluated a total of 2,092 dwelling units.

At the present time (2013), the Specific Plan area is under development. As shown on Figure 1, *Specific Plan 312 Development Status*, Planning Areas 1, 5, 6, 7, and 10 are constructed, while the southern portion of Planning Area 2A has been preserved as open space. Planning Areas 8, 9, 11, 12,

# French Valley

Specific Plan No. 312, Amendment No. 1/EIR No. 411

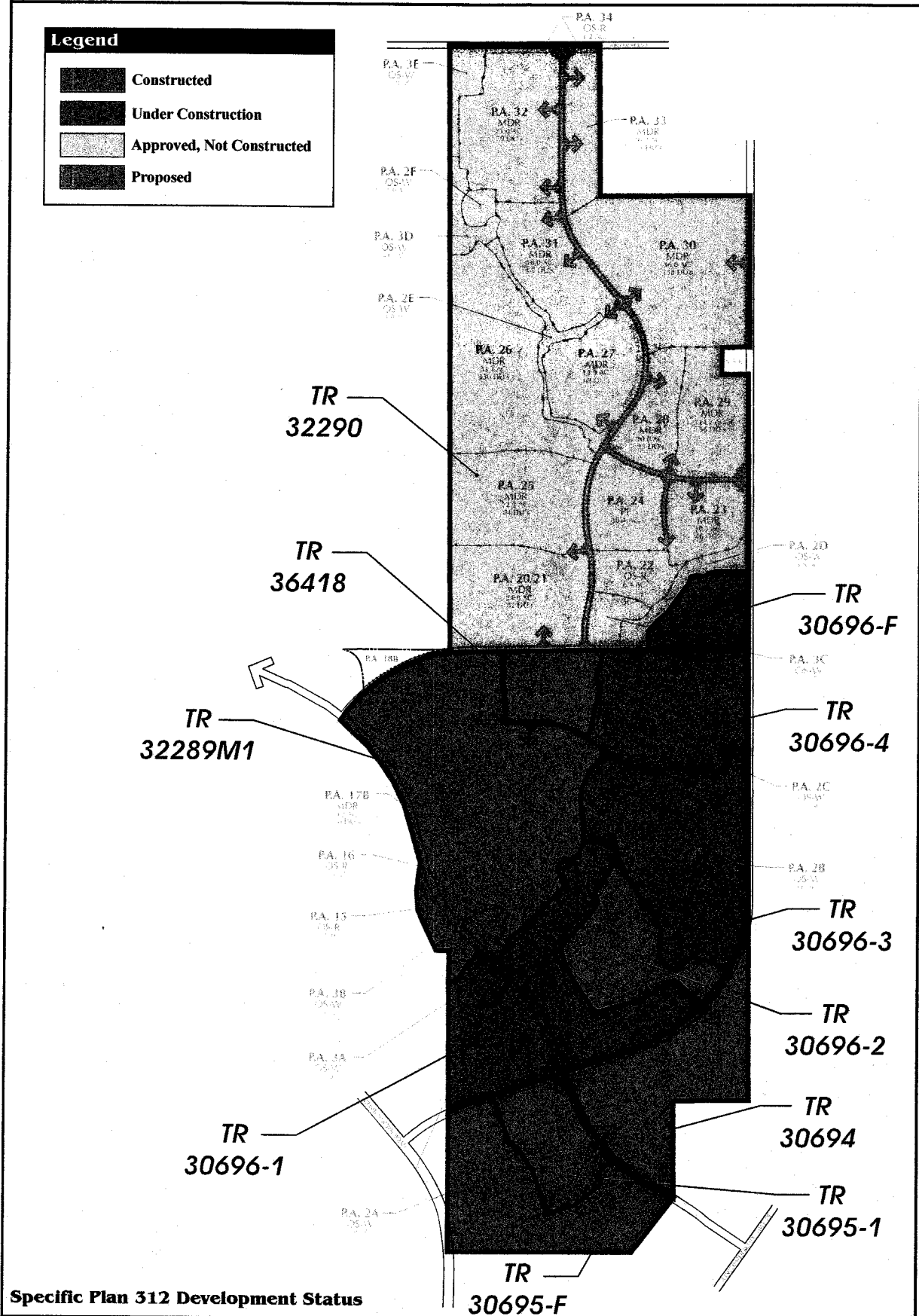


Figure 1

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

13 and 14 are under construction, and Planning Areas 2C and 3A, in addition to the northern portion of Planning Area 2A, have been preserved as open space. Planning Areas 2D-2F, 3C-3E, and 20-33 have approved tract maps, but construction has not yet begun within the residential and recreation planning areas. Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 also have approved tract maps, but the Project Applicant is proposing to modify those maps as part of the Project evaluated by this EIR Addendum. The timeline of approvals and actions associated with the Specific Plan's implementation is provided below.

On July 14, 2004, the Riverside County Planning Commission approved Addendum No. 1 to EIR No. 411 ("Addendum No. 1") and associated Environmental Assessment No. 38866, which evaluated three (3) implementing tentative tract maps (TR 30694, TR 30696, and TR 30695). Addendum No. 1 identified mitigation measures associated with TRs 30694, 30696, and 30695, as required pursuant to EIR No. 411.

- TR 30694 was approved by the Riverside County Planning Commission on July 14, 2004, to implement the land uses allowed by SP 312 within Planning Area 7 and the eastern portion of Planning Area 1. The map provided for 81 single-family residential lots and open space. Since that time, PA 7 has been fully constructed with 79 dwelling units.
- TR 30696 was approved by the Riverside County Planning Commission on July 14, 2004, to implement the land uses within Planning Areas 2A (northern portion only), 2C, 3A, 8, 9, 10, 11, 12, 13, 14, and 19. The map provided for 438 single-family residential lots, a 10-acre elementary school, and a 12.8-acre park site on 173.1 acres. Since that time, 199 dwelling units have been constructed within the area comprising TR 30696: PA 10 has been fully constructed with 69 dwelling units; PAs 9 & 11 have been partially constructed with 40 dwelling units (out of 71); and PA 12 has been partially constructed with 90 dwelling units (out of 172).
- TR 30695 was approved by the Riverside County Planning Commission on October 20, 2004, along with a Notice of Exemption (NOE No. 30695) to implement the land uses within Planning Areas 1 (western portion only), 2A (southern portion only), 5, and 6. TR 30695 provided for 107 single-family residential lots and 18 open space lots on 49.92 acres. Since that time, TR 30695 has been fully built out, with 48 dwelling units provided in PA 5 and 59 dwelling units provided in PA 6.

On March 1, 2006, the Riverside County Planning Commission approved TR 32290 to implement the land uses allowed within Planning Areas 2D-2F, 3C-3E, and 20-33. Riverside County found TR 32290 to be fully consistent with EIR No. 411 and determined that this action was exempt from further CEQA review. The map provided for 808 single-family residential lots, 68 open space lots, one (1) park site, one (1) school site and three (3) detention basins on 267.4 acres. Since that time, no construction has occurred within the area comprising TR 32290.

On March 21, 2006, the Riverside County Board of Supervisors took two (2) additional implementing actions. One tract maps was approved (TR 32289), along with Substantial Conformance No. 1 to Specific Plan No. 312. Riverside County found these actions to be fully consistent with EIR No. 411 and determined that the actions were exempt from further CEQA review.

- TR 32289 was approved by the Riverside County Planning Commission to implement the land uses within Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B. The map provided for 197 single-family residential lots, 21 open space lots, and 2 detention basins on approximately 81.9 acres. Since that time, no construction has occurred in within the area comprising TR 32289.

Substantial Conformance No. 1 to SP 312 was approved to modify the Specific Plan to reflect a number of changes that were made to planning area boundaries and dwelling unit allocations associated with the four (4) previously approved tract maps (TR 30694, TR 30696, TR 30695, and TR 32290), as well as the one concurrently approved tract map (TR 32289). Substantial Conformance No. 1 did not change the approved pattern of land use or the total authorized number of residential dwelling units (1,793). However, the allocation of dwelling units within individual residential planning areas and the physical boundaries of many of the residential planning areas were adjusted to match the implementing subdivision maps. In addition, Substantial Conformance No. 1 increased park land within the Specific Plan area from 16.0 acres to 17.1 acres; decreased the area reserved for open space, greenbelts, and detention from 79.4 acres to 70.6 acres; and increased the area reserved for schools from 20.0 acres to 20.4 acres.

### 3. Project Description

Amendment No. 1 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312, SP312A1) proposes to amend the Specific Plan's land use plan to accomplish the following: a) modify Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 to reflect changes proposed by two tentative tract maps (TR 36418 and TR 32289M1); b) create a new planning area, Planning Area 34, adjacent to Keller Road; c) in all other planning areas, adjust the planning area boundaries, range of residential lot sizes, and/or number of permitted residential lots to bring the Specific Plan into full consistency with previously approved subdivision maps; and d) modify the Specific Plan's boundary to remove a 2.1-acre area that was annexed into the City of Murrieta in 2007 (LAFCO Action 2007-35-3). In addition, SP312A1 proposes to modify the nomenclature used for land use designations throughout the Specific Plan to be consistent with nomenclature used in the adopted Riverside County General Plan.

Overall, SP312A1 would decrease the total acreage within the Specific Plan boundaries by 2.1 acres from 607.8 to 605.7; decrease the residential acreage within the Specific Plan area from 456.7 to 448.4 acres; and reduce the total number of residential dwelling units permitted within the community from 1,793 to 1,671, as compared to approved Substantial Conformance No. 1<sup>1</sup>. SP312A1 also proposes to reduce the acreage reserved for schools from 20.4 acres to 10.4 acres, increase the acreage reserved for parks from 17.1 acres to 33.3 acres, and reduce the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres. A summary of the land uses implemented by SP312A1 is provided in Table 1, *Summary of Changes Proposed as Part of SP 312, Amendment No. 1*. Figure 2, *Specific Plan No. 312, Amendment No. 1 Land Use Plan*, depicts the land uses proposed as part of SP312A1.

<sup>1</sup> Although SP No. 312 authorized the development of only 1,793 dwelling units, EIR 411 analyzed the environmental impacts associated with the development of 2,092 dwelling units.

# French Valley

## I. ADDENDUM INTRODUCTION

Specific Plan No. 312, Amendment No. 1/EIR No. 411

**Table 1 Summary of Changes Proposed as Part of SP 312, Amendment No. 1**

Planning Area	Existing Approved Substantial Conformance No. 1				Proposed SP 312, Amendment No. 1 (SP312A1)			
	Land Use	Acres	Density	Units	Land Use	Acres	Density	Units
1	Natural Open Space	19.8	0.0	0	OS-C	19.8	0.0	0
2A-2F	Open Space/Drainage	33.9	0.0	0	OS-W (Drainage)	31.3	0.0	0
3A-3E	Open Space/Detention Basin	16.9	0.0	0	OS-W (Detention Basin)	17.5	0.0	0
4	Commercial	1.7	0.0	0	N/A	--	--	--
5	Medium (6,000 s.f. lot sizes)	11.5	4.6	53	MDR (6,000 s.f. lot sizes)	11.5	4.2	48
6	Medium (6,000 s.f. lot sizes)	13.4	4.7	63	MDR (6,000 s.f. lot sizes)	13.4	4.4	59
7	Medium (8,000 s.f. lot sizes)	27.7	3.0	84	MDR (8,000 s.f. lot sizes)	27.7	2.9	81
8	Park	10.7	0.0	0	OS-R	10.7	0.0	0
9	Medium (6,000 s.f. lot sizes)	13.5	3.6	49	MDR (6,000 s.f. lot sizes)	13.5	3.3	45
10	Medium (7,200 s.f. lot sizes)	19.7	3.6	71	MDR (7,200 s.f. lot sizes)	19.7	3.5	69
11	Medium (6,000 s.f. lot sizes)	12.4	2.5	31	MDR (6,000 s.f. lot sizes)	12.4	2.1	26
12	Medium (7,200 s.f. lot sizes)	43.9	3.7	164	MDR (7,200 s.f. lot sizes)	43.9	3.9	172
13	Medium (6,000 s.f. lot sizes)	26.4	4.2	112	MDR (6,000 s.f. lot sizes)	26.4	3.3	88
14	Medium (6,000 s.f. lot sizes)	9.6	4.5	43	MDR (6,000 s.f. lot sizes)	9.6	4.0	38
15	Low (20,000 s.f. lot sizes)	3.7	1.1	4	OS-R	3.7	0.0	0
16	Low (20,000 s.f. lot sizes)	2.6	1.5	4	OS-R	2.6	0.0	0
17A	Medium (6,000 s.f. lot sizes)	26.2	4.7	124	MDR (6,000 s.f. lot sizes)	27.2	4.3	117
17B	Medium (7,200 s.f. lot sizes)	8.2	3.9	32	MDR (7,200 s.f. lot sizes)	9.2	3.3	30
18A	Low (20,000 s.f. lot sizes)	12.8	1.4	18	OS-R	12.4	0.0	0
18B	Medium (7,200 s.f. lot sizes)	11.3	3.0	34	MDR (7,200 s.f. lot sizes)	11.3	2.8	32
19	School	10.0	0.0	0	MHDR (5,000 s.f. lot sizes)	10.0	5.0	50
20/21	Medium (6,000 s.f. lot sizes)	21.8	5.0	109	MDR (6,000 s.f. lot sizes)	21.8	3.8	82
22	Park	6.4	0.0	0	OS-R	6.4	0.0	0
23	Medium (6,000 s.f. lot sizes)	10.5	5.0	52	MDR (6,000 s.f. lot sizes)	10.5	4.4	46
24	School	10.4	0.0	0	PF (School)	10.4	0.0	0
25	Medium (7,200 s.f. lot sizes)	22.3	4.1	91	MDR (7,200 s.f. lot sizes)	22.3	3.8	84
26	Medium (7,200 s.f. lot sizes)	33.1	4.3	141	MDR (7,200 s.f. lot sizes)	33.1	3.9	130
27	Medium (6,000 s.f. lot sizes)	14.9	5.0	74	MDR (6,000 s.f. lot sizes)	14.9	4.6	68
28	Medium (7,200 s.f. lot sizes)	10.0	4.1	41	MDR (7,200 s.f. lot sizes)	10.0	3.3	33
29	Medium (7,200 s.f. lot sizes)	14.2	4.2	60	MDR (7,200 s.f. lot sizes)	14.2	3.3	56
30	Medium (7,200 s.f. lot sizes)	36.6	4.2	154	MDR (7,200 s.f. lot sizes)	36.6	3.8	138
31	Medium (6,000 s.f. lot sizes)	16.0	5.0	80	MDR (6,000 s.f. lot sizes)	16.0	4.3	69
32	Medium (8,000 s.f. lot sizes)	23.9	3.1	75	MDR (8,000 s.f. lot sizes)	23.0	3.4	79
33	Medium (8,000 s.f. lot sizes)	10.5	2.9	30	MDR (8,000 s.f. lot sizes)	10.2	3.0	31
34	N/A	--	--	--	OS-R	1.2	0.0	0
--	Roadways	41.3	0.0	0	Roadways	41.3	0.0	0
<b>Total – Substantial Conformance No. 1:</b>		<b>607.8</b>	<b>2.9</b>	<b>1,793</b>	<b>Total – SP312A1:</b>	<b>605.7</b>	<b>2.8</b>	<b>1,671</b>

Notes: Lot sizes indicate minimum required lot sizes for each respective planning area.

OS-C = Open Space – Conservation; OS-W = Open Space – Water; MDR = Community Development – Medium Density Residential; VLDR = Community Development – Very Low Density Residential; OS-R = Open Space – Recreation; MHDR = Community Development – Medium High Density Residential; PF = Public Facilities.

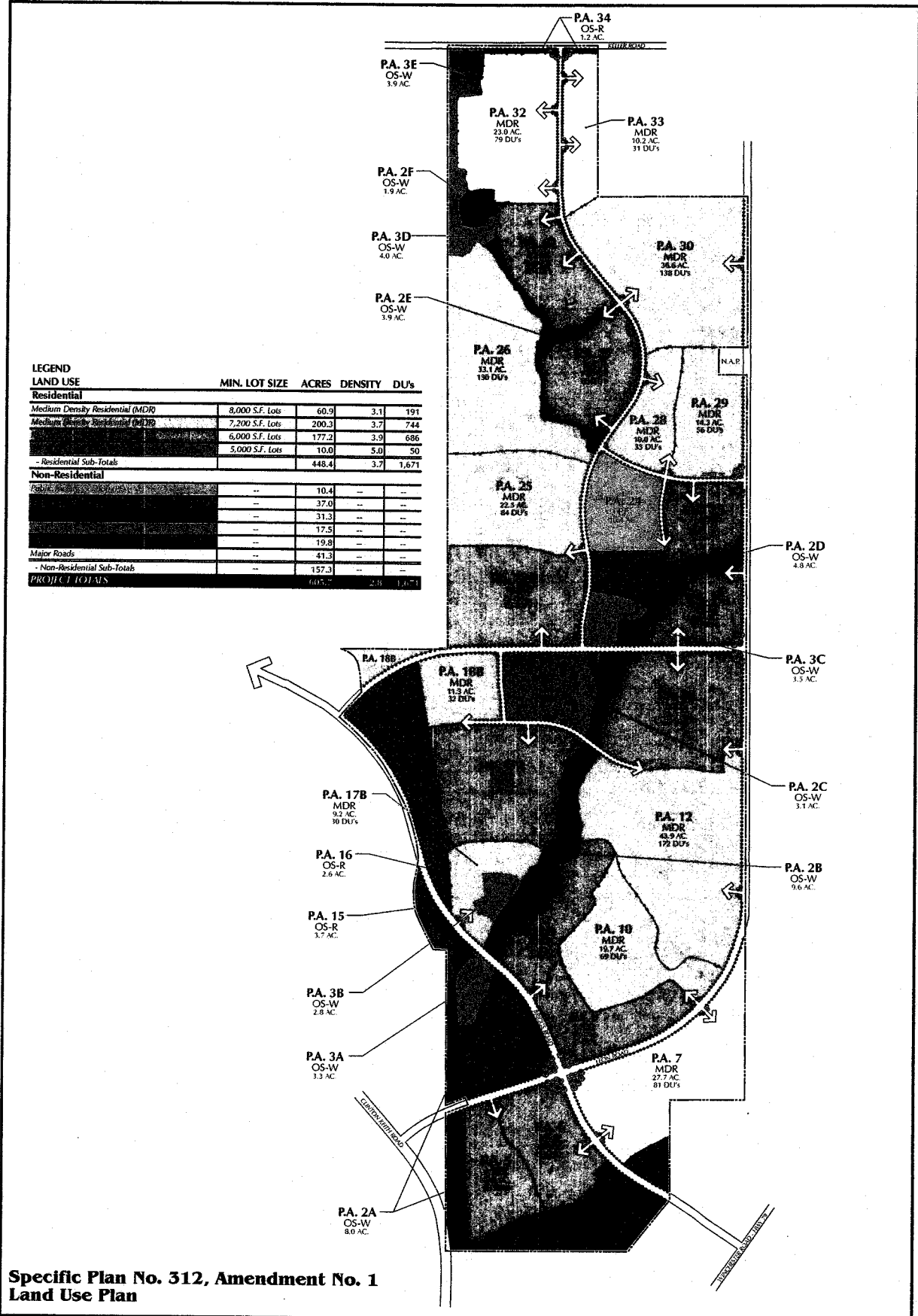
Specifically, SP312A1 provides the following modifications to the Specific Plan’s approved land use plan (based on approved Substantial Conformance No. 1):

### General Changes Included as Part of SP312A1

- A new 1.2-acre planning area designated for “Open Space-Recreation” land uses, Planning Area 34, would be created south of and adjacent to Keller Road (between Planning Area 3E and the eastern boundary of the Specific Plan area) to visually buffer residential land uses in Planning Areas 32 and 33. SP312A1 provides for the development of Planning Area 34 as a linear park with an equestrian trail.

# French Valley

Specific Plan No. 312, Amendment No. 1/EIR No. 411



Specific Plan No. 312, Amendment No. 1  
Land Use Plan

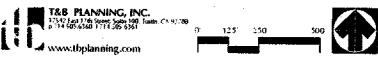


Figure 2



Proposed SP312A1 Changes Associated with Proposed TR 32289M1

- The authorized number of dwelling units and land use designation for Planning Area 15 is proposed to be modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from “Low Residential” to “Open Space-Recreation.” SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 16 would be changed from “Low Density” residential uses to “Open Space – Recreation” to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 18A is proposed to be changed from “Low Density” residential uses to “Open Space – Recreation” to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.
- The number of dwelling units in Planning Area 18B would be reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

Proposed SP312A1 Changes Associated with Proposed TR 36418

- The land use for Planning Area 19 is proposed to be changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is “Medium-High Density Residential.” The acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 provides for the following changes to the Specific Plan’s land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature. No physical environmental impacts would occur as a result of updating the Specific Plan for consistency. Accordingly, the following updates associated with SP312A1 do not factor into the consideration of the Project’s potential for creating environmental impacts within this Initial Study, except when comparing proposed SP312A1 to the range of land uses and land use intensity evaluated as part of EIR No. 411 and its Addendum No. 1:

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

- The land use designation for Planning Area 1 would be changed from “Natural Open Space” to “Open Space – Conservation” to reflect the County General Plan nomenclature. The acreage for Planning Area 1 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 2A through 2F have been changed from “Open Space/Drainage” to “Open Space – Water” to reflect the County General Plan nomenclature. The acreage for Planning Areas 2B would be decreased from 12.2 acres to 9.6 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 2A and 2C through 2F is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 3A through 3E have been changed from “Open Space/Detention” to “Open Space – Water” to reflect the County General Plan nomenclature. The acreage for Planning Area 3B would be increased from 2.2 acres to 2.8 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 3A and 3C through 3E is unchanged from the approved Substantial Conformance No. 1.
- The 1.7-acre parcel reserved for Planning Area 4 would be removed from the Specific Plan area as this area was annexed into the City of Murrieta and is no longer within County of Riverside jurisdiction. Removal of this parcel from the Specific Plan would not affect the Project’s mitigation requirements, as all mitigation measures associated with Planning Area 4 would be required in association with future development of Planning Area 4 under the jurisdictional approval authority of the City of Murrieta.
- The target number of dwelling units in Planning Area 5 would be reduced from 53 to 48 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 5 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 6 would be reduced from 63 to 59 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 6 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 7 would be reduced from 84 to 81 to reflect an approved subdivision map (TR 30694). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 7 are unchanged from the approved Substantial Conformance No. 1.

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- The land use designation for Planning Area 8 would be changed from “Park” to “Open Space - Recreation” to reflect the County General Plan nomenclature. The acreage for Planning Area 8 is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 9 would be reduced from 49 to 45 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 9 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 10 would be reduced from 71 to 69 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 10 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 11 would be reduced from 31 to 26 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 11 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 12 would be increased from 164 to 172 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 12 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 13 would be reduced from 112 to 88 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 13 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 14 would be reduced from 43 to 38 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 14 are unchanged from the approved Substantial Conformance No. 1.

- The acreage and number of dwelling units in Planning Area 17A have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 26.2 acres to 27.2 acres and the target number of dwelling units was reduced from 124 to 117. In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17A is unchanged from the approved Substantial Conformance No. 1.
- The acreage and number of dwelling units in Planning Area 17B have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 8.2 acres to 9.2 acres and the target number of dwelling units was reduced from 32 to 30. In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17B is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 20/21 would be reduced from 109 to 82 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 20/21 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 22 would be changed from “Park” to “Open Space – Recreation” to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 23 would be reduced from 52 to 46 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 23 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 24 would be changed from “Elementary School” to “Public Facility” to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 25 would be reduced from 91 to 84 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 25 are unchanged from the approved Substantial Conformance No. 1.

- The target number of dwelling units in Planning Area 26 would be reduced from 141 to 130 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 26 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 27 would be reduced from 74 to 68 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 27 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 28 would be reduced from 41 to 33 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 28 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 29 would be reduced from 60 to 56 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 30 would be reduced from 154 to 138 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 31 would be reduced from 80 to 69 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 31 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 32 would be increased from 75 to 79. In addition, the total area of Planning Area 32 would be reduced from 23.9 acres to 23.0 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from “Medium Residential” to “Medium Density Residential” to reflect the County General Plan nomenclature. The

minimum residential lot size for Planning Area 32 are unchanged from the approved Substantial Conformance No. 1.

- The target number of dwelling units in Planning Area 33 would be increased from 30 to 31. In addition, the total area of Planning Area 33 would be reduced from 10.5 acres to 10.2 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 33 are unchanged from the approved Substantial Conformance No. 1.

As indicated in the above description, the majority of changes proposed as part of SP312A1 involve revisions to the FRENCH VALLEY Specific Plan to provide consistency with previously-approved subdivision maps, previously-approved Substantial Conformance No. 1 to Specific Plan No. 312, and/or to reflect the current land use nomenclature used by the 2003 Riverside County General Plan. These changes are for consistency only, and would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411, which was certified by the Riverside County Board of Supervisors on June 5, 2001 (SCH No. 1999041068). EIR No. 411 and its Addendum No. 1 are hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

The aspects of proposed SP312A1 that are the focus of this EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 include Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, 19, and 34. Planning Area 34 is a new planning area proposed to serve as a buffer adjacent to Keller Road. In the other listed planning areas, two tentative tract maps (TR 36418 and TR 32289M1) are proposed to replace previously-approved subdivision maps. As shown on Figure 3, *Tentative Tract Map No. 36418*, TR 36418, which encompasses Planning Area 19 of SP312A1, proposes to subdivide approximately 9.97 acres into 56 residential lots along with an additional lot for detention purposes. As shown on Figure 4, *Tentative Tract Map No. 32289M1*, TR 32289M1, which encompasses Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B of SP312A1, proposes to subdivide 36.19 acres into 181 residential lots, provides 20 open space lots on 28.10 acres (including one lot for a detention basin), and accommodate 18.58 acres for roadways. A change of zone application (CZ 07769) also is proposed to formalize the revised Planning Area boundaries, and modify the approved Specific Plan Zoning Ordinance in a manner consistent with the revised land use plan included as part of SP312A1 and as necessary to ensure consistency with previously-approved subdivision maps. Changes to the Specific Plan Zoning Ordinance to provide such consistency also would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411.

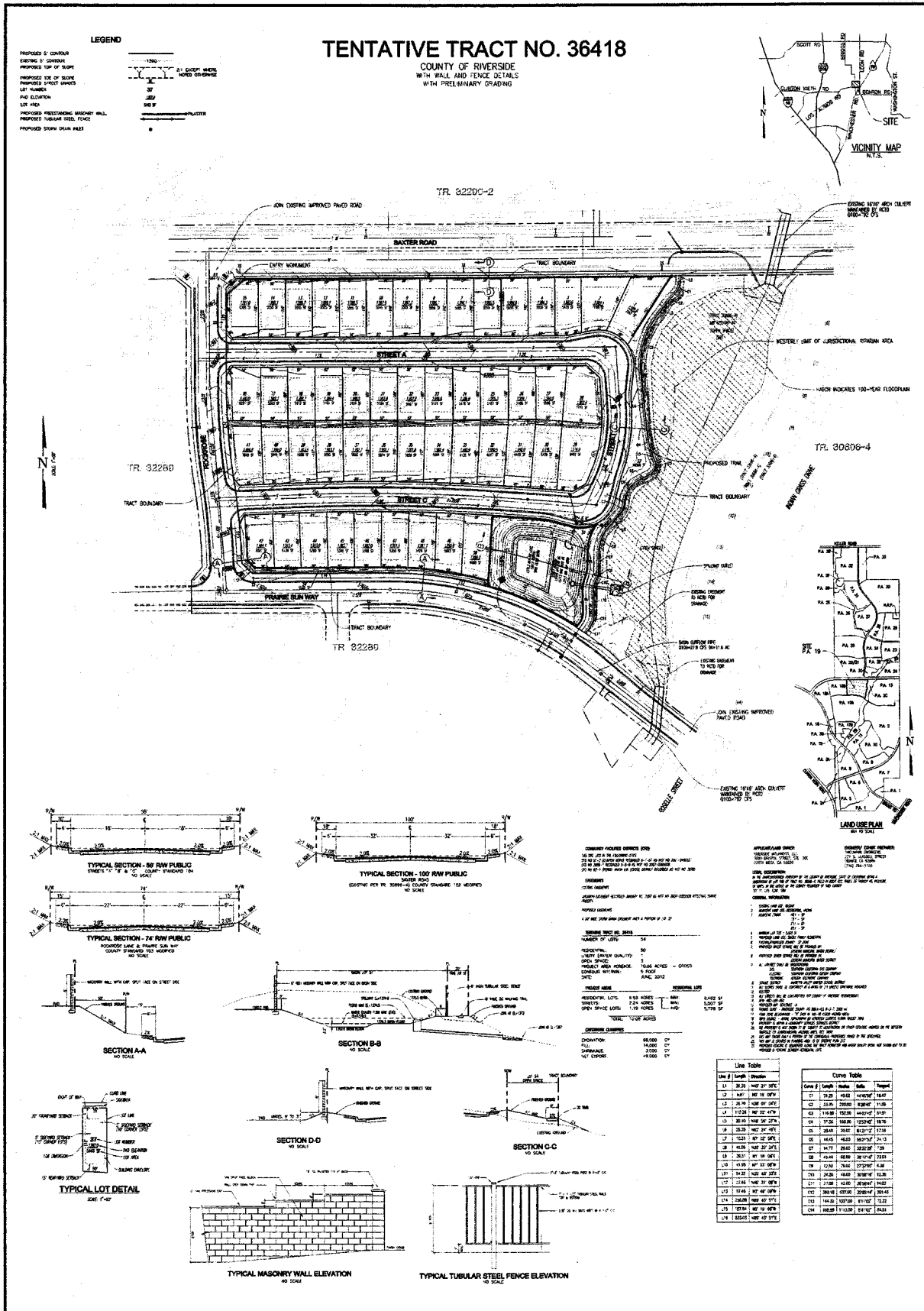
#### 4. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified 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.

# French Valley

I. ADDENDUM INTRODUCTION

Specific Plan No. 312, Amendment No. 1/EIR No. 411



Tentative Tract Map No. 36418

Source: Thielmann Engineers

T&B PLANNING, INC.  
 1122 East 113th Street, Suite 100, Tulsa, OK 74116  
 Phone: (918) 438-5500  
 www.tbplanning.com



Figure 3





### Specific Plan No. 312, Amendment No. 1/EIR No. 411

This Addendum No. 2 to EIR 411 is an informational document used as part of a comprehensive planning process associated with Riverside County's deliberations associated with proposed SP312A1, TR 36418, TR 32289M1, and CZ 07769. 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.

### 5. Type of EIR and Level of Analysis

This document is Addendum No. 2 to previously-certified EIR 411, which evaluated and disclosed the environmental impacts associated with the approval and implementation of Specific Plan No. 312.<sup>2</sup> As such, this Addendum provides the additional environmental information necessary for the County of Riverside to comply with CEQA and make a final decision on the currently proposed implementing actions (SP312A1, TR 36418, TR 32289M1, and CZ 07769; collectively hereafter called "the proposed Project").

This EIR Addendum provides the environmental information necessary for Riverside County to make an informed decision about the environmental effects of the proposed Project, which consists of the actions summarized above in Section I.A.3 and more fully described in the associated Project application materials on file with the Riverside County Planning Department. Serving as the CEQA Lead Agency (*see* CEQA Guidelines § 15050), 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 because the Project will not involve any substantial increases in the severity of the previously identified significant environmental impacts. As indicated in Section I.A.3., the majority of changes proposed as part of SP312A1 involve revisions to the FRENCH VALLEY Specific Plan to provide consistency with previously-approved tentative tract maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and current Riverside County General Plan land use nomenclature. These modifications to Specific Plan 312 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in EIR 411. The aspects of proposed SP312A1 that are the focus of this EIR Addendum and that have the potential to result in physical changes to the environment that vary from the information disclosed in EIR 411 are limited to 91.9 acres encompassing proposed TR 32289M1 and TR 36418, which cover Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19. In total, the 1,671 residential units that would be allowed pursuant to SP312A1 represent a reduction in the number of dwelling units allowed pursuant to the approved SP 312, and a concomitant reduction in environmental impact.

Changes to the Specific Plan proposed as part of the current Project and that are the subject of this Addendum to FEIR 411 are limited to the changes described in Section I.A.3. for Planning Areas 15, 16, 17A, 17B, 18A, 18B, and 19. In summary, with approval of SP312A1 the following changes would occur:

- o Total residential acreage would decrease from 456.7 acres to 448.4 acres, and the total number of authorized dwelling units within the Specific Plan area would

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<sup>2</sup> Although SP No. 312 authorized the development of only 1,793 dwelling units, EIR 411 analyzed the environmental impacts associated with the development of 2,092 dwelling units.

- decrease from 1,793 to 1,671, resulting in a reduction in gross project density from 2.9 to 2.8 dwelling units per acre (du/ac);
- Total Specific Plan acreage would decrease from 607.8 acres to 605.7 acres (due to the elimination of Planning Area 4 from the Specific Plan area). Commercial retail on 1.7 acres would be eliminated from the Specific Plan area (although this area still is expected to be developed with commercial retail uses under the jurisdictional authority of the City of Murrieta);
- Areas devoted to public facilities (schools) would decrease from 20.4 acres to 10.4 acres with the elimination of school uses within Planning Area 19;
- Areas devoted to parks (OS-R) would increase from 17.1 acres to 37.0 acres;
- Areas devoted to drainage facilities and detention basins (OS-W) would decrease from 50.8 acres to 48.8 acres;
- Areas devoted to natural open space (OS-C) would remain unchanged at 19.8 acres; and
- Areas devoted to major roadways would remain unchanged at 41.3 acres.

As demonstrated in the accompanying Environmental Assessment No. 42492 (EA42492), due to the proposed reduction in development intensity allowed on-site, 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 EIR 411. In fact, some of the impacts disclosed in EIR 411 would be reduced.

- b. Subsequent to the certification of Final EIR 411 and approval of SP 312 and Addendum No. 1 to EIR 411, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.
- c. The Project proposes the same land uses analyzed by EIR 411 and its Addendum No. 1. The proposed Project would therefore not result in any new significant effects associated with land usage that were not previously identified.
- d. Technical reports were prepared for TR 30694, TR 30696, and TR 30695 in conjunction with Addendum No. 1 for traffic, soils/geotechnical, biological resources, noise, and air quality (copies of which are contained within or appended to Addendum No. 1). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 411.
- e. Technical reports for TR 36418 and TR 32289M1 were prepared for noise, soils/geotechnical, and hydrology/water quality, and greenhouse gas emissions (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 Final EIR 411 and/or Addendum No. 1. Specifically, these updated technical reports concluded as follows:
  - 1. The noise impact analysis technical reports for TR 36418 and TR 32289M1 fulfill the requirement of EIR 411 Noise Mitigation Measure 43, which requires 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 technical reports, the noise studies conclude that no new impacts to noise would occur as a result of the Project;
2. The soils/geotechnical report for TR 36418 and TR 32289M1 fulfills the requirement of FEIR Geology and Seismicity Mitigation Measure 22, which required the preparation of detailed geologist's reports prior to approval of implementing tract maps. With mandatory adherence to the recommendations included in the soils/geotechnical report, there would be no new or increased impacts to geology and seismicity as a result of the Project;
  3. The hydrology/water quality reports for TR 36418 and TR 32289M1 fulfill the mitigation requirements of FEIR 411, 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
  4. The greenhouse gas analysis report for SP312A1 fulfills the County's current requirements for evaluating greenhouse gas emissions. At the time EIR No. 411 was certified and Addendum No. 1 was approved, the issue of greenhouse gas emissions was not evaluated under CEQA. The greenhouse gas analysis technical report did not identify any new environmental impacts associated with greenhouse gas emissions.
- f. Mitigation measures identified in EIR 411 and Addendum No. 1, other than those that have changed as a result of updated technical studies, changes in law, and/or as requirements of subsequently approved permits and authorizations, would still be appropriate and feasible for the proposed Project. Specifically, the following new or modified mitigation measures would apply to the proposed Project:
1. MM-1 (Condition of Approval 90.Planning.17 for TR 36418): Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. 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 barriers 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;
    - Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
    - Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
    - Earthen berm; or
    - Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

2. MM-2 (Condition of Approval 90.Planning.17 for TR 32289M1): Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers 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 4.0 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;
  - Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
  - Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
  - Earthen berm; or
  - Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.
  
3. MM-3 (Condition of Approval 80.Planning.21 for TR 36418): Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:
  - 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 1/2-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

4. MM-4 (Condition of Approval 80.Planning.21 for TR 32289M1): Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:
  - Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
  - Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
  - A "windows closed" means of mechanical ventilation (e.g., air conditioning);
  - 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. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
  - Roofs/ceilings shall utilize a minimum 1/2-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.
  
5. MM-5 (Condition of Approval 10.Trans.001 for TR 36418 and TR 32289M1): Prior to the final building inspection within TR 36418 or TR 32289M1, the developer shall install a northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Environmental Impact Report 411 (EIR 411) is the appropriate type of CEQA document for the proposed Project. Its focus is to evaluate the environmental effects of the proposed Project in relation to the approved Specific Plan and EIR.

### 6. Format and Content of this Addendum

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

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section I).

### Specific Plan No. 312, Amendment No. 1/EIR No. 411

- b. The completed Environmental Assessment form EA 42492 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 411.
- c. The Mitigation Monitoring and Reporting Program that accompanies EA 42492, which indicates all mitigation measures contained in Final EIR 411 and those that have been changed as a result of EA 42492 to reflect currently applicable laws, County ordinances, building codes, and proposed SP312A1.
- d. Five (5) technical reports that evaluate aspects of the proposed Project, which are attached as EIR Addendum Technical Appendices A through H. Appendices A through H contain the updated studies requested by the Riverside County Planning Department to reaffirm the findings of the previously certified FEIR 411. The studies are as follows:
  - 1) Updated Soils Engineering and Engineering Geology Report, Tract 32289 and 36418, Spencer's Crossing Subdivision, Riverside County, California. Prepared by Leighton and Associates, Inc., and dated July 20, 2012;
  - 2) PA 19 – French Valley Specific Plan Amendment #1 Preliminary Noise Study. Prepared by Urban Crossroads and dated August 7, 2012;
  - 3) Spencer's Crossing (TTM No. 32289) Preliminary Noise Study. Prepared by Urban Crossroads and dated August 3, 2012.
  - 4) Preliminary Drainage Report, Tract 36418, French Valley. Prepared by Thielmann Engineers, July 1, 2012; and
  - 5) Project Specific Water Quality Management Plan for Tr. 36418. Prepared by Thielmann Engineers, July 13, 2012.
  - 6) Preliminary Technical Drainage Study, Tentative Tract Map 32289, Minor Revision 1. Prepared by RBF Consulting, October 5, 2012.
  - 7) Project Specific Preliminary Water Quality Management Plan for Spencer's Crossing, Tract No. 32289. Prepared by RBF Consulting, October 5, 2012.
  - 8) French Valley Specific Plan No. 312 Amendment #1 Greenhouse Gas Analysis. Prepared by Urban Crossroads, September 12, 2012.
- e. SP 312, Final EIR 411, Addendum No. 1, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 411 and Addendum No. 1, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. Resolution 2001-111, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

## 7. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum No. 2. It will be forwarded, along with FEIR 411 and Addendum No. 1, 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:** EA 42492

**Project Case Type (s) and Number(s):** SP00312A1, CZ07769, TR 36418, TR 32289M1

**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:** Riverside Mitland 03, LLC

**Applicant's Address:** 3090 Bristol Street, Suite 220, Costa Mesa, CA 92626

**Engineer's Name and Contact Information:**

TR 32289M1: RBF Consulting, Inc., 40810 County Center, Suite 100, Temecula, CA 92591.

TR 36418: Thielmann Engineers, 221 S. Glassell Street, Orange, CA 92866

### I. PROJECT INFORMATION

#### A. Project Description:

Specific Plan No. 312, Amendment No. 1 (French Valley, SP312A1) proposes to modify the Specific Plan boundaries to reflect changes in jurisdictional boundaries and to revise the land use plan to reduce development intensity, reconfigure planning area boundaries, and adjust the range of residential lot sizes (i.e., to allow for minimum 5,000 s.f. lots), in order to provide consistency with approved subdivision maps and/or associated TR 36418 and TR 32289M1. More specifically, SP312A1 proposes the following revisions, which also are summarized below in Table 1, *Summary of Changes Proposed as Part of SP 312, Amendment No. 1*<sup>1</sup>.

- The authorized number of dwelling units and land use designation for Planning Area 15 is proposed to be modified to reflect proposed TR32289M1. The number of dwelling units allowed within Planning Area 15 would be reduced from four (4) to zero (0) and the land use designation for this planning area would be changed from "Low Residential" to "Open Space-Recreation." SP312A1 proposes that Planning Area 15 may be developed with a pedestrian pathway, landscaping, and/or water quality detention basin. The acreage for Planning Area 15 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 16 would be changed from "Low Density" residential uses to "Open Space – Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. The acreage for Planning Area 16 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 18A is proposed to be changed from "Low Density" residential uses to "Open Space – Recreation" to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). SP312A1 provides for the development of a park in this planning area. In addition, the acreage for Planning Area 18A would be reduced from 12.8 acres to 12.4 acres.

<sup>1</sup> It should be noted that the values in Table 1 provide a comparison of the approved SP 312, Substantial Conformance No. 1 to the currently proposed Project; however, the original EIR (Final EIR No. 411) assumed that the site would be developed with up to 2,092 dwelling units, even though the originally-approved SP 312 ultimately allowed for only 1,793 dwelling units.

**Table 1 Summary of Changes Proposed as Part of SP 312, Amendment No. 1<sup>1</sup>**

Planning Area	Existing Approved Substantial Conformance No. 1				Proposed SP 312, Amendment No. 1 (SP312A1)			
	Land Use	Acres	Density	Units	Land Use	Acres	Density	Units
1	Natural Open Space	19.8	0.0	0	OS-C	19.8	0.0	0
2A-2F	Open Space/Drainage	33.9	0.0	0	OS-W (Drainage)	31.3	0.0	0
3A-3E	Open Space/Detention Basin	16.9	0.0	0	OS-W (Detention Basin)	17.5	0.0	0
4	Commercial	1.7	0.0	0	N/A	--	--	--
5	Medium (6,000 s.f. lot sizes)	11.5	4.6	53	MDR (6,000 s.f. lot sizes)	11.5	4.2	48
6	Medium (6,000 s.f. lot sizes)	13.4	4.7	63	MDR (6,000 s.f. lot sizes)	13.4	4.4	59
7	Medium (8,000 s.f. lot sizes)	27.7	3.0	84	MDR (8,000 s.f. lot sizes)	27.7	2.9	81
8	Park	10.7	0.0	0	OS-R	10.7	0.0	0
9	Medium (6,000 s.f. lot sizes)	13.5	3.6	49	MDR (6,000 s.f. lot sizes)	13.5	3.3	45
10	Medium (7,200 s.f. lot sizes)	19.7	3.6	71	MDR (7,200 s.f. lot sizes)	19.7	3.5	69
11	Medium (6,000 s.f. lot sizes)	12.4	2.5	31	MDR (6,000 s.f. lot sizes)	12.4	2.1	26
12	Medium (7,200 s.f. lot sizes)	43.9	3.7	164	MDR (7,200 s.f. lot sizes)	43.9	3.9	172
13	Medium (6,000 s.f. lot sizes)	26.4	4.2	112	MDR (6,000 s.f. lot sizes)	26.4	3.3	88
14	Medium (6,000 s.f. lot sizes)	9.6	4.5	43	MDR (6,000 s.f. lot sizes)	9.6	4.0	38
15	Low (20,000 s.f. lot sizes)	3.7	1.1	4	OS-R	3.7	0.0	0
16	Low (20,000 s.f. lot sizes)	2.6	1.5	4	OS-R	2.6	0.0	0
17A	Medium (6,000 s.f. lot sizes)	26.2	4.7	124	MDR (6,000 s.f. lot sizes)	27.2	4.3	117
17B	Medium (7,200 s.f. lot sizes)	8.2	3.9	32	MDR (7,200 s.f. lot sizes)	9.2	3.3	30
18A	Low (20,000 s.f. lot sizes)	12.8	1.4	18	OS-R	12.4	0.0	0
18B	Medium (7,200 s.f. lot sizes)	11.3	3.0	34	MDR (7,200 s.f. lot sizes)	11.3	2.8	32
19	School	10.0	0.0	0	MHDR (5,000 s.f. lot sizes)	10.0	5.0	50
20/21	Medium (6,000 s.f. lot sizes)	21.8	5.0	109	MDR (6,000 s.f. lot sizes)	21.8	3.8	82
22	Park	6.4	0.0	0	OS-R	6.4	0.0	0
23	Medium (6,000 s.f. lot sizes)	10.5	5.0	52	MDR (6,000 s.f. lot sizes)	10.5	4.4	46
24	School	10.4	0.0	0	PF (School)	10.4	0.0	0
25	Medium (7,200 s.f. lot sizes)	22.3	4.1	91	MDR (7,200 s.f. lot sizes)	22.3	3.8	84
26	Medium (7,200 s.f. lot sizes)	33.1	4.3	141	MDR (7,200 s.f. lot sizes)	33.1	3.9	130
27	Medium (6,000 s.f. lot sizes)	14.9	5.0	74	MDR (6,000 s.f. lot sizes)	14.9	4.6	68
28	Medium (7,200 s.f. lot sizes)	10.0	4.1	41	MDR (7,200 s.f. lot sizes)	10.0	3.3	33
29	Medium (7,200 s.f. lot sizes)	14.2	4.2	60	MDR (7,200 s.f. lot sizes)	14.2	3.3	56
30	Medium (7,200 s.f. lot sizes)	36.6	4.2	154	MDR (7,200 s.f. lot sizes)	36.6	3.8	138
31	Medium (6,000 s.f. lot sizes)	16.0	5.0	80	MDR (6,000 s.f. lot sizes)	16.0	4.3	69
32	Medium (8,000 s.f. lot sizes)	23.9	3.1	75	MDR (8,000 s.f. lot sizes)	23.0	3.4	79
33	Medium (8,000 s.f. lot sizes)	10.5	2.9	30	MDR (8,000 s.f. lot sizes)	10.2	3.0	31
34	N/A	--	--	--	OS-R	1.2	0.0	0
--	Roadways	41.3	0.0	0	Roadways	41.3	0.0	0
<b>Total - Substantial Conformance No. 1:</b>		<b>607.8</b>	<b>2.9</b>	<b>1,793</b>	<b>Total - SP312A1:</b>	<b>605.7</b>	<b>2.8</b>	<b>1,671</b>

Notes: Lot sizes indicate minimum required lot sizes for each respective planning area.  
 OS-C = Open Space - Conservation; OS-W = Open Space - Water; MDR = Community Development - Medium Density Residential; VLDR = Community Development - Very Low Density Residential; OS-R = Open Space - Recreation; MHDR = Community Development - Medium High Density Residential; PF = Public Facilities.

- The number of dwelling units in Planning Area 18B would be reduced from 34 to 32 to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size to Planning Area 18B is unchanged from the approved Substantial Conformance No. 1.

**Proposed SP312A1 Changes Associated with Proposed TR 36418**

- The land use for Planning Area 19 is proposed to be changed from public facility (school) uses to residential land uses. Planning Area 19 provides for the target development of 50 dwelling units on minimum 5,000 s.f. lots at a maximum density of 5.0 dwelling units per acre. The land use designation for this area is "Medium-High Density Residential." The

acreage for Planning Area 19 is unchanged from the approved Substantial Conformance No. 1.

In addition, SP312A1 provides for the following changes to the Specific Plan's land use plan to reflect approved subdivision maps, Substantial Conformance No. 1 to Specific Plan No. 312 (approved March 21, 2006), and/or current County General Plan nomenclature. No physical environmental impacts would occur as a result of updating the Specific Plan for consistency. Accordingly, the following updates associated with SP312A1 are not evaluated as part of this Initial Study, except when comparing proposed SP312A1 to the range of land uses and land use intensity evaluated as part of EIR No. 411 and its Addendum No. 1:

- The land use designation for Planning Area 1 would be changed from "Natural Open Space" to "Open Space – Conservation" to reflect the County General Plan nomenclature. The acreage for Planning Area 1 is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 2A through 2F have been changed from "Open Space/Drainage" to "Open Space – Water" to reflect the County General Plan nomenclature. The acreage for Planning Areas 2B would be decreased from 12.2 acres to 9.6 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 2A and 2C through 2F is unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Areas 3A through 3E have been changed from "Open Space/Detention" to "Open Space – Water" to reflect the County General Plan nomenclature. The acreage for Planning Area 3B would be increased from 2.2 acres to 2.8 acres to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage for Planning Areas 3A and 3C through 3E is unchanged from the approved Substantial Conformance No. 1.
- The 1.7-acre parcel reserved for Planning Area 4 would be removed from the Specific Plan area as this area was annexed into the City of Murrieta and is no longer within County of Riverside jurisdiction.
- The target number of dwelling units in Planning Area 5 would be reduced from 53 to 48 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 5 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 6 would be reduced from 63 to 59 to reflect an approved subdivision map (TR 30695). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 6 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 7 would be reduced from 84 to 81 to reflect an approved subdivision map (TR 30694). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum

residential lot size for Planning Area 7 are unchanged from the approved Substantial Conformance No. 1.

- The land use designation for Planning Area 8 would be changed from "Park" to "Open Space - Recreation" to reflect the County General Plan nomenclature. The acreage for Planning Area 8 is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 9 would be reduced from 49 to 45 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 9 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 10 would be reduced from 71 to 69 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 10 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 11 would be reduced from 31 to 26 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 11 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 12 would be increased from 164 to 172 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 12 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 13 would be reduced from 112 to 88 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 13 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 14 would be reduced from 43 to 38 to reflect an approved subdivision map (TR 30696). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 14 are unchanged from the approved Substantial Conformance No. 1.
- The acreage and number of dwelling units in Planning Area 17A have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 26.2 acres to 27.2 acres and the target number of dwelling units was reduced from 124 to 117. In addition, the land use designation for this

planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17A is unchanged from the approved Substantial Conformance No. 1.

- The acreage and number of dwelling units in Planning Area 17B have been modified to reflect a subdivision map processed concurrently with SP312A1 (TR 32289M1). The acreage would be increased from 8.2 acres to 9.2 acres and the target number of dwelling units was reduced from 32 to 30. In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 17B is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 20/21 would be reduced from 109 to 82 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 20/21 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 22 would be changed from "Park" to "Open Space – Recreation" to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 23 would be reduced from 52 to 46 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 23 are unchanged from the approved Substantial Conformance No. 1.
- The land use designation for Planning Area 24 would be changed from "Elementary School" to "Public Facility" to reflect County General Plan nomenclature. The acreage for this planning area is unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 25 would be reduced from 91 to 84 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 25 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 26 would be reduced from 141 to 130 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 26 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 27 would be reduced from 74 to 68 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum

residential lot size for Planning Area 27 are unchanged from the approved Substantial Conformance No. 1.

- The target number of dwelling units in Planning Area 28 would be reduced from 41 to 33 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 28 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 29 would be reduced from 60 to 56 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 30 would be reduced from 154 to 138 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 30 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 31 would be reduced from 80 to 69 to reflect an approved subdivision map (TR 32290). In addition, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The acreage and minimum residential lot size for Planning Area 31 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 32 would be increased from 75 to 79. In addition, the total area of Planning Area 32 would be reduced from 23.9 acres to 23.0 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 32 are unchanged from the approved Substantial Conformance No. 1.
- The target number of dwelling units in Planning Area 33 would be increased from 30 to 31. In addition, the total area of Planning Area 33 would be reduced from 10.5 acres to 10.2 acres to accommodate the creation of Planning Area 34. Also, the land use designation for this planning area would be changed from "Medium Residential" to "Medium Density Residential" to reflect the County General Plan nomenclature. The minimum residential lot size for Planning Area 33 are unchanged from the approved Substantial Conformance No. 1.
- A new 1.2-acre planning area designated for "Open Space-Recreation" land uses, Planning Area 34, would be created south of and adjacent to Keller Road (between Planning Area 3E and the eastern boundary of the Specific Plan area) to visually buffer residential land uses in Planning Areas 32 and 33. SP312A1 provides for the development of Planning Area 34 as a linear park with an equestrian trail.

As indicated in the above description, the majority of changes proposed as part of SP312A1 involve revisions to the French Valley Specific Plan to provide consistency with previously-approved subdivision maps, previously-approved Substantial Conformance No. 1 to Specific Plan No. 312, and/or to reflect the current land use nomenclature used by the 2003 Riverside County General Plan. These changes are for consistency only, and would not result in any physical changes to the environment beyond what was previously disclosed in EIR 411, which was certified by the Riverside County Board of Supervisors on June 5, 2001 (SCH No. 1999041068). EIR No. 411 and its Addendum No. 1 are 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 the changes described above for Planning Areas 15, 16, 17A, 17B, 18A, 18B, and 19. Figure 1, *Specific Plan No. 312, Amendment No. 1 Land Use Plan*, depicts the land uses proposed as part of Amendment No. 1 to Specific Plan No. 312.

In summary, with approval of SP312A1 the following changes would occur:

- Total residential acreage would decrease from 456.7 acres to 448.4 acres, and the total number of authorized dwelling units within the Specific Plan area would decrease from 1,793 to 1,671<sup>1</sup>, resulting in a reduction in gross project density from 2.9 to 2.8 dwelling units per acre (du/ac);
- Total Specific Plan acreage would decrease from 607.8 acres to 605.7 acres (due to the elimination of Planning Area 4 from the Specific Plan area);
- The 1.7 acres previously proposed for commercial retail would be eliminated from the Specific Plan area, as this area has since been annexed into the City of Murrieta;
- Areas devoted to public facilities (schools) would decrease from 20.4 acres to 10.4 acres with the elimination of school uses within Planning Area 19;
- Areas devoted to parks (OS-R) would increase from 17.1 acres to 37.0 acres;
- Areas devoted to drainage facilities and detention basins (OS-W) would decrease from 50.8 acres to 48.8 acres;
- Areas devoted to natural open space (OS-C) would remain unchanged at 19.8 acres; and
- Areas devoted to major roadways would remain unchanged at 41.3 acres.

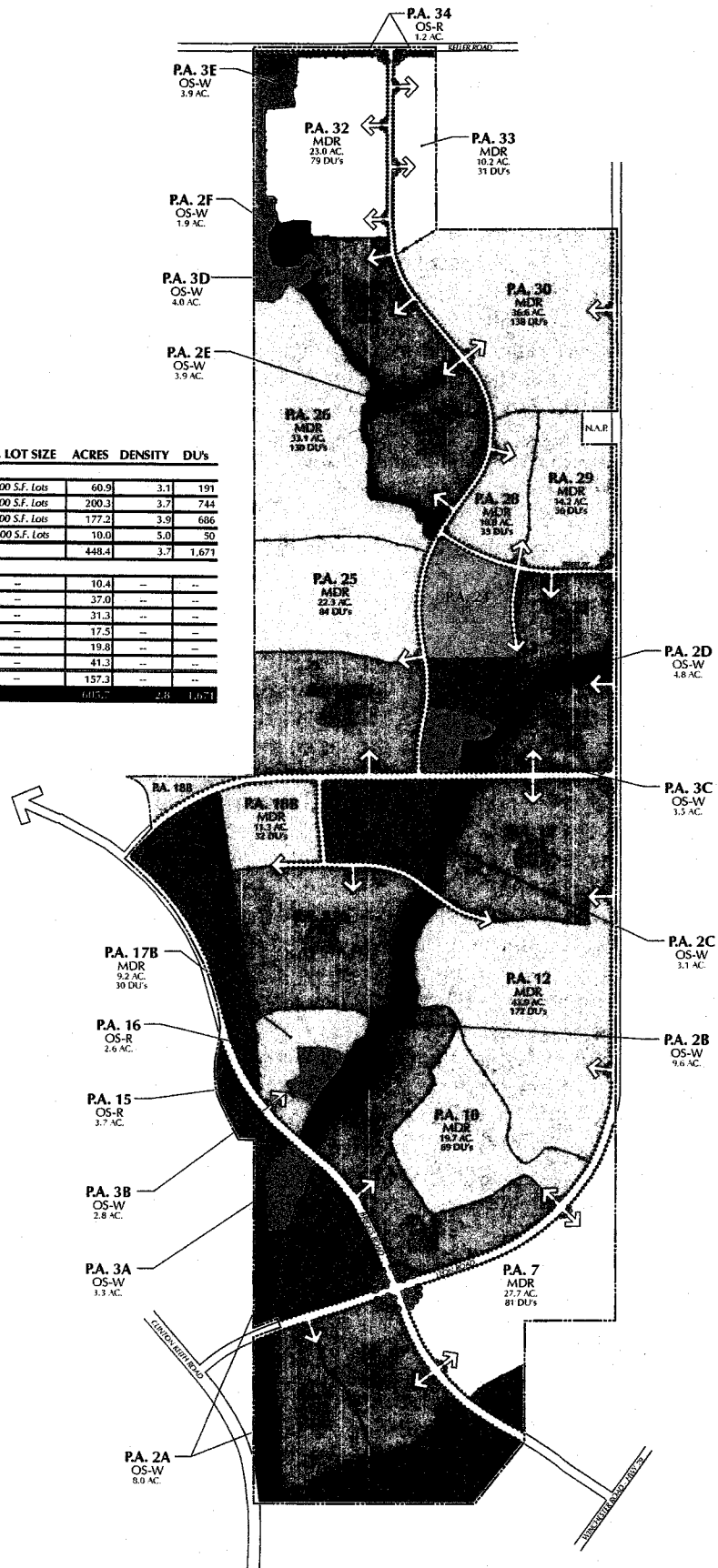
Change of Zone No. 07769 (CZ 07769) would amend the existing approved Specific Plan Zoning Ordinance (Ordinance No. 348.3614) to formalize the revised Planning Area boundaries and to reflect the revisions proposed to the Specific Plan Land Use Plan as part of SP312A1, including revised standards for Planning Area 19 (where the proposed land use would change from school uses to Medium High Density Residential [MHDR, 5,000 s.f. minimum lot sizes]).

Tentative Tract Map No. 36418 (TR 36418) is a Schedule "A" map proposing to implement the changes proposed by SP312A1, and would subdivide Planning Area 19 into 50 residential development lots with lot sizes ranging from 5,007 square feet (s.f.) to 8,482 s.f. Common open space lots and rights-of-way also will be defined as part of TR 36418. TR 36418 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 2, *Tentative Tract Map No. 36418*, depicts proposed TR 36418.

Minor Change No. 1 to Tentative Tract Map No. 32289 (TR 32289M1) is a revised Schedule "A" map proposing to implement the changes proposed by SP312A1, and would subdivide Planning Area Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B into 179 residential lots and 20 open space lots (including one lot for a detention basin) on 80.75 acres. Lot sizes would range from 6,000 s.f. to 71,617 s.f. in size. Common open space lots and rights-of-way also will be defined as part of TR 32289M1. TR 32289M1 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 3, *Tentative Tract Map No. 32289M1*, depicts proposed TR 32289M1.

**LEGEND**  
**LAND USE**

	MIN. LOT SIZE	ACRES	DENSITY	DU'S
<b>Residential</b>				
Medium Density Residential (MDR)	8,000 S.F. Lots	60.9	3.1	191
Medium Density Residential (MDR)	7,200 S.F. Lots	200.3	3.7	744
Medium Density Residential (MDR)	6,000 S.F. Lots	177.2	3.9	686
- Residential Sub-Totals	5,000 S.F. Lots	10.0	5.0	50
<b>Non-Residential</b>				
Public Facility (PUB. FAC.)	--	10.4	--	--
Office (OFFICE)	--	37.0	--	--
Industrial (INDUST.)	--	31.3	--	--
Commercial (COMM.)	--	17.5	--	--
Major Roads	--	19.8	--	--
- Non-Residential Sub-Totals	--	41.3	--	--
<b>PROJECT TOTALS</b>		<b>60.5</b>	<b>2.8</b>	<b>1,671</b>



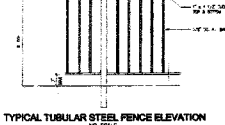
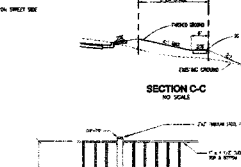
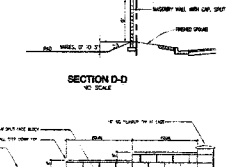
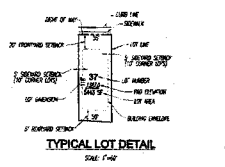
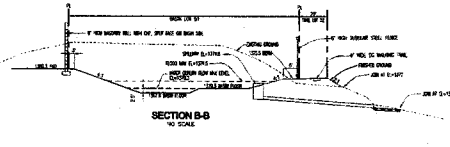
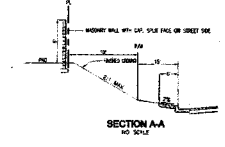
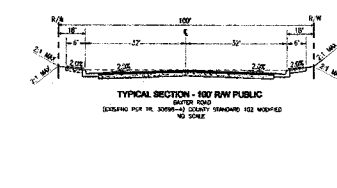
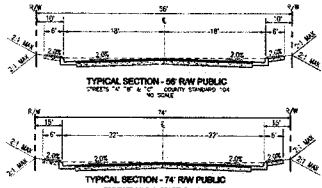
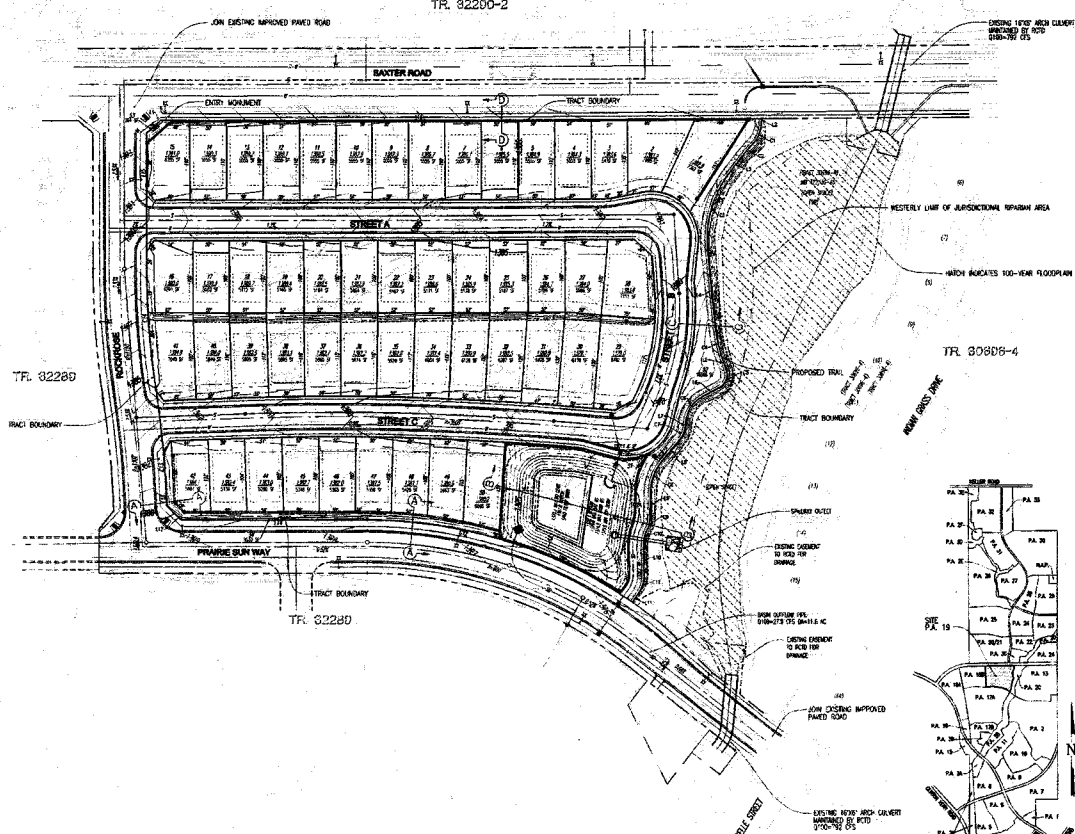
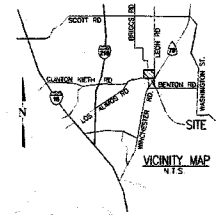


LEGEND

- PROPOSED 3' CURB
- EXISTING 3' CURB
- PROPOSED TOP OF SLOPE
- PROPOSED SIDE OF SLOPE
- PROPOSED STREET GRADE
- LET NUMBER
- P.O. ELEVATION
- LOT AREA
- PROPOSED REINFORCING MASONRY WALL
- PROPOSED TUBULAR STEEL FENCE
- PROPOSED STORM DRAIN INLET
- 1"=20'
- 1"=40'
- 1"=80'
- 1"=160'

# TENTATIVE TRACT NO. 36418

COUNTY OF RIVERSIDE  
WITH WALL AND FENCE DETAILS  
WITH PRELIMINARY GRADING



**PROPOSED SERVICES (S)**  
 ALL UTILITIES TO BE LOCATED ON THE EAST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE WEST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE SOUTH SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE NORTH SIDE OF THE ROADWAY.

**PROPOSED SERVICES (N)**  
 ALL UTILITIES TO BE LOCATED ON THE EAST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE WEST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE SOUTH SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE NORTH SIDE OF THE ROADWAY.

**PROPOSED SERVICES (S)**  
 ALL UTILITIES TO BE LOCATED ON THE EAST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE WEST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE SOUTH SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE NORTH SIDE OF THE ROADWAY.

**PROPOSED SERVICES (N)**  
 ALL UTILITIES TO BE LOCATED ON THE EAST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE WEST SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE SOUTH SIDE OF THE ROADWAY.  
 ALL UTILITIES TO BE LOCATED ON THE NORTH SIDE OF THE ROADWAY.

Line Table

Line #	Length	Stationing
1	1.25	100+00 TO 100+125
2	1.25	100+125 TO 100+250
3	1.25	100+250 TO 100+375
4	1.25	100+375 TO 100+500
5	1.25	100+500 TO 100+625
6	1.25	100+625 TO 100+750
7	1.25	100+750 TO 100+875
8	1.25	100+875 TO 100+1000
9	1.25	100+1000 TO 100+1125
10	1.25	100+1125 TO 100+1250
11	1.25	100+1250 TO 100+1375
12	1.25	100+1375 TO 100+1500
13	1.25	100+1500 TO 100+1625
14	1.25	100+1625 TO 100+1750
15	1.25	100+1750 TO 100+1875
16	1.25	100+1875 TO 100+2000
17	1.25	100+2000 TO 100+2125
18	1.25	100+2125 TO 100+2250
19	1.25	100+2250 TO 100+2375
20	1.25	100+2375 TO 100+2500
21	1.25	100+2500 TO 100+2625
22	1.25	100+2625 TO 100+2750
23	1.25	100+2750 TO 100+2875
24	1.25	100+2875 TO 100+3000
25	1.25	100+3000 TO 100+3125
26	1.25	100+3125 TO 100+3250
27	1.25	100+3250 TO 100+3375
28	1.25	100+3375 TO 100+3500
29	1.25	100+3500 TO 100+3625
30	1.25	100+3625 TO 100+3750
31	1.25	100+3750 TO 100+3875
32	1.25	100+3875 TO 100+4000
33	1.25	100+4000 TO 100+4125
34	1.25	100+4125 TO 100+4250
35	1.25	100+4250 TO 100+4375
36	1.25	100+4375 TO 100+4500
37	1.25	100+4500 TO 100+4625
38	1.25	100+4625 TO 100+4750
39	1.25	100+4750 TO 100+4875
40	1.25	100+4875 TO 100+5000

Curve Table

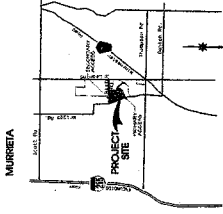
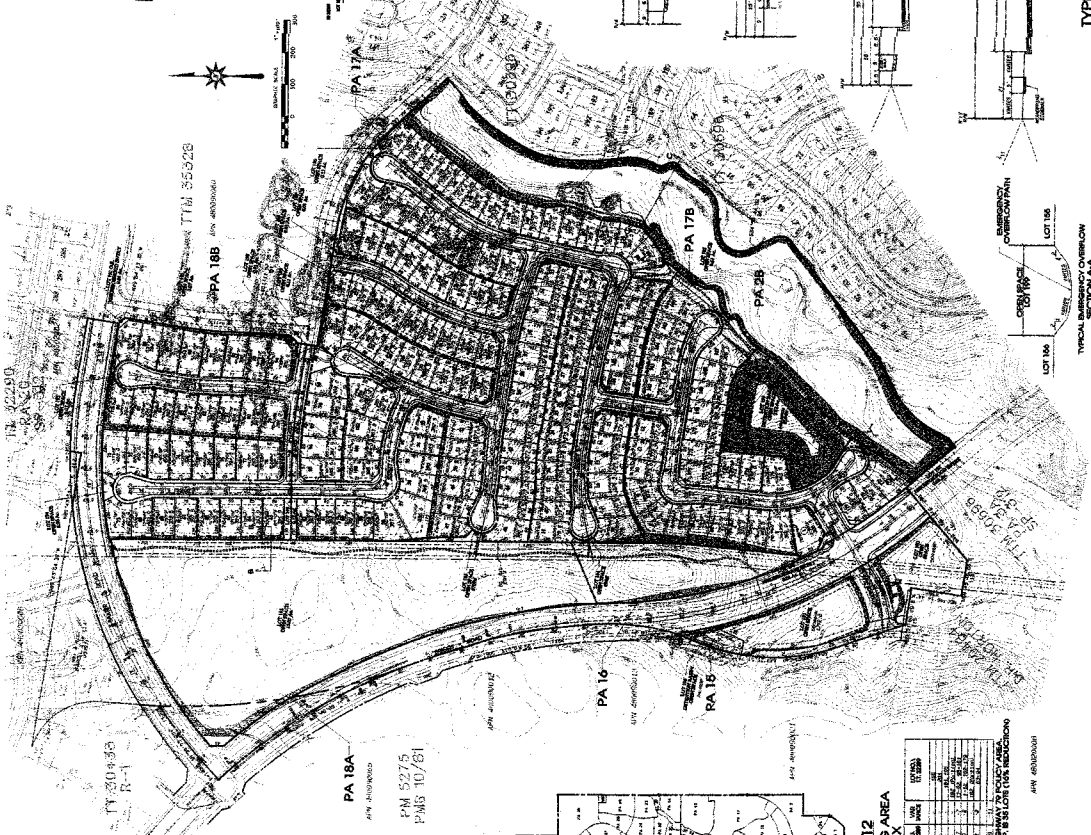
Curve #	Length	Stationing	Radius	Delta	Offset
C1	1.25	100+00 TO 100+125	1000	45.000	14.47
C2	1.25	100+125 TO 100+250	1000	45.000	14.47
C3	1.25	100+250 TO 100+375	1000	45.000	14.47
C4	1.25	100+375 TO 100+500	1000	45.000	14.47
C5	1.25	100+500 TO 100+625	1000	45.000	14.47
C6	1.25	100+625 TO 100+750	1000	45.000	14.47
C7	1.25	100+750 TO 100+875	1000	45.000	14.47
C8	1.25	100+875 TO 100+1000	1000	45.000	14.47
C9	1.25	100+1000 TO 100+1125	1000	45.000	14.47
C10	1.25	100+1125 TO 100+1250	1000	45.000	14.47
C11	1.25	100+1250 TO 100+1375	1000	45.000	14.47
C12	1.25	100+1375 TO 100+1500	1000	45.000	14.47
C13	1.25	100+1500 TO 100+1625	1000	45.000	14.47
C14	1.25	100+1625 TO 100+1750	1000	45.000	14.47
C15	1.25	100+1750 TO 100+1875	1000	45.000	14.47
C16	1.25	100+1875 TO 100+2000	1000	45.000	14.47
C17	1.25	100+2000 TO 100+2125	1000	45.000	14.47
C18	1.25	100+2125 TO 100+2250	1000	45.000	14.47
C19	1.25	100+2250 TO 100+2375	1000	45.000	14.47
C20	1.25	100+2375 TO 100+2500	1000	45.000	14.47
C21	1.25	100+2500 TO 100+2625	1000	45.000	14.47
C22	1.25	100+2625 TO 100+2750	1000	45.000	14.47
C23	1.25	100+2750 TO 100+2875	1000	45.000	14.47
C24	1.25	100+2875 TO 100+3000	1000	45.000	14.47
C25	1.25	100+3000 TO 100+3125	1000	45.000	14.47
C26	1.25	100+3125 TO 100+3250	1000	45.000	14.47
C27	1.25	100+3250 TO 100+3375	1000	45.000	14.47
C28	1.25	100+3375 TO 100+3500	1000	45.000	14.47
C29	1.25	100+3500 TO 100+3625	1000	45.000	14.47
C30	1.25	100+3625 TO 100+3750	1000	45.000	14.47
C31	1.25	100+3750 TO 100+3875	1000	45.000	14.47
C32	1.25	100+3875 TO 100+4000	1000	45.000	14.47
C33	1.25	100+4000 TO 100+4125	1000	45.000	14.47
C34	1.25	100+4125 TO 100+4250	1000	45.000	14.47
C35	1.25	100+4250 TO 100+4375	1000	45.000	14.47
C36	1.25	100+4375 TO 100+4500	1000	45.000	14.47
C37	1.25	100+4500 TO 100+4625	1000	45.000	14.47
C38	1.25	100+4625 TO 100+4750	1000	45.000	14.47
C39	1.25	100+4750 TO 100+4875	1000	45.000	14.47
C40	1.25	100+4875 TO 100+5000	1000	45.000	14.47

Source: Thielmann Engineers

## FRENCH VALLEY

T&B PLANNING, INC.  
 1500 S. MICHIGAN AVE. SUITE 200  
 ANAHEIM, CA 92805  
 www.tbplanning.com

**Tentative Tract No. 32289**  
 County of Riverside, State of California  
 SP-312  
 Planning Areas 2B, 3B, 15, 16, 17, & 18  
**Amendment 2**  
 Minor Change - Case No. \_\_\_\_\_



**Vicinity Map**

- General Information**
1. PROJECT NAME: TENTATIVE TRACT NO. 32289
  2. PROJECT LOCATION: MURRIETA, CALIFORNIA
  3. PROJECT OWNER: [Name]
  4. PROJECT PREPARED BY: [Name]
  5. PROJECT DATE: [Date]
  6. PROJECT AREA: [Area]
  7. PROJECT TYPE: [Type]
  8. PROJECT PURPOSE: [Purpose]
  9. PROJECT DESCRIPTION: [Description]
  10. PROJECT SCOPE: [Scope]
  11. PROJECT BOUNDARIES: [Boundaries]
  12. PROJECT ADJACENTS: [Adjacents]
  13. PROJECT ZONING: [Zoning]
  14. PROJECT PERMITS: [Permits]
  15. PROJECT REGULATIONS: [Regulations]
  16. PROJECT STANDARDS: [Standards]
  17. PROJECT REFERENCES: [References]
  18. PROJECT NOTES: [Notes]
  19. PROJECT CONTACTS: [Contacts]
  20. PROJECT HISTORY: [History]
  21. PROJECT STATUS: [Status]
  22. PROJECT COMMENTS: [Comments]
  23. PROJECT SIGNATURE: [Signature]
  24. PROJECT DATE: [Date]
  25. PROJECT SCALE: [Scale]
  26. PROJECT SHEET NO.: [Sheet No.]
  27. PROJECT TOTAL SHEETS: [Total Sheets]
  28. PROJECT DRAWING NO.: [Drawing No.]
  29. PROJECT REVISIONS: [Revisions]
  30. PROJECT APPROVALS: [Approvals]

**Legend**

- PROJECT BOUNDARIES
- EXISTING BOUNDARIES
- EXISTING LOT LINES
- EXISTING LOT CORNERS
- EXISTING LOT AREAS
- EXISTING LOT PERCENTAGES
- EXISTING LOT DIMENSIONS
- EXISTING LOT SHAPES
- EXISTING LOT USES
- EXISTING LOT VALUES
- EXISTING LOT TAXES
- EXISTING LOT RECORDS
- EXISTING LOT DOCUMENTS
- EXISTING LOT INSTRUMENTS
- EXISTING LOT RECORDS
- EXISTING LOT DOCUMENTS
- EXISTING LOT INSTRUMENTS

**Project Areas Residential Lots**

Lot No.	Area	Residential Lots
1	PA 15	10
2	PA 16	15
3	PA 17	20
4	PA 18	25
5	PA 2B	30
6	PA 3B	35

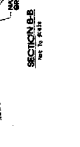


**TYPICAL LOT**

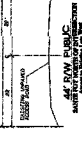
**Legal Description**  
 [Detailed legal description text]



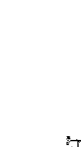
**SECTION A-B**



**SECTION C-D**



**SECTION E-F**



**SECTION G-H**



**SECTION I-J**



**SECTION K-L**



**SECTION M-N**

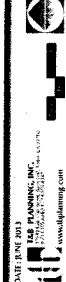
**TYPICAL STREET SECTIONS**

**SP-312 PLANNING AREA INDEX**

PA	Area	Residential Lots
15	PA 15	10
16	PA 16	15
17	PA 17	20
18	PA 18	25
2B	PA 2B	30
3B	PA 3B	35

Source: RBF Consulting

**FRENCH VALLEY**



DATE: [Date]  
 SCALE: [Scale]

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 605.7 acres (total); approximately 9.97 acres proposed for subdivision by TR 36418 and approximately 80.75 acres proposed for subdivision by TR 32289M1.

<b>Residential Acres:</b> 41.82	<b>Lots:</b> 229	<b>Units:</b> 229	<b>Projected No. of Residents:</b> 689
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**Other:** Streets: 20.82 acres; Open Space Lots: 29.29 acres. Refer also to Table 1 for a summary of land uses allowed within the French Valley Specific Plan as proposed by SP312A1.

**Assessor's Parcel No(s):** Numerous; refer to attached list of APNs. TR 36418 occurs wholly within APN No. 480-090-060. TR 32289M1 occurs within APNs 480-090-(043, 045, 047, 049, 072, 073, 074, 075, 078) and 480-100-065.

**C. Street References:** Specific Plan: northeasterly of Clinton Keith Road, westerly of Leon Road, southerly of Keller Road, and northwesterly of Winchester Road (Highway 79). TR 36148: southerly of Baxter Road, and easterly of Briggs Road, within Planning Area 19 of SP 312. TR 32289M1: southerly of Baxter Road, easterly of Briggs Road (with a small portion westerly of Briggs Road), within Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, and 18B of SP 312. Refer to Figure 4, *Vicinity Map*.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Sections 30 and 31, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian

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

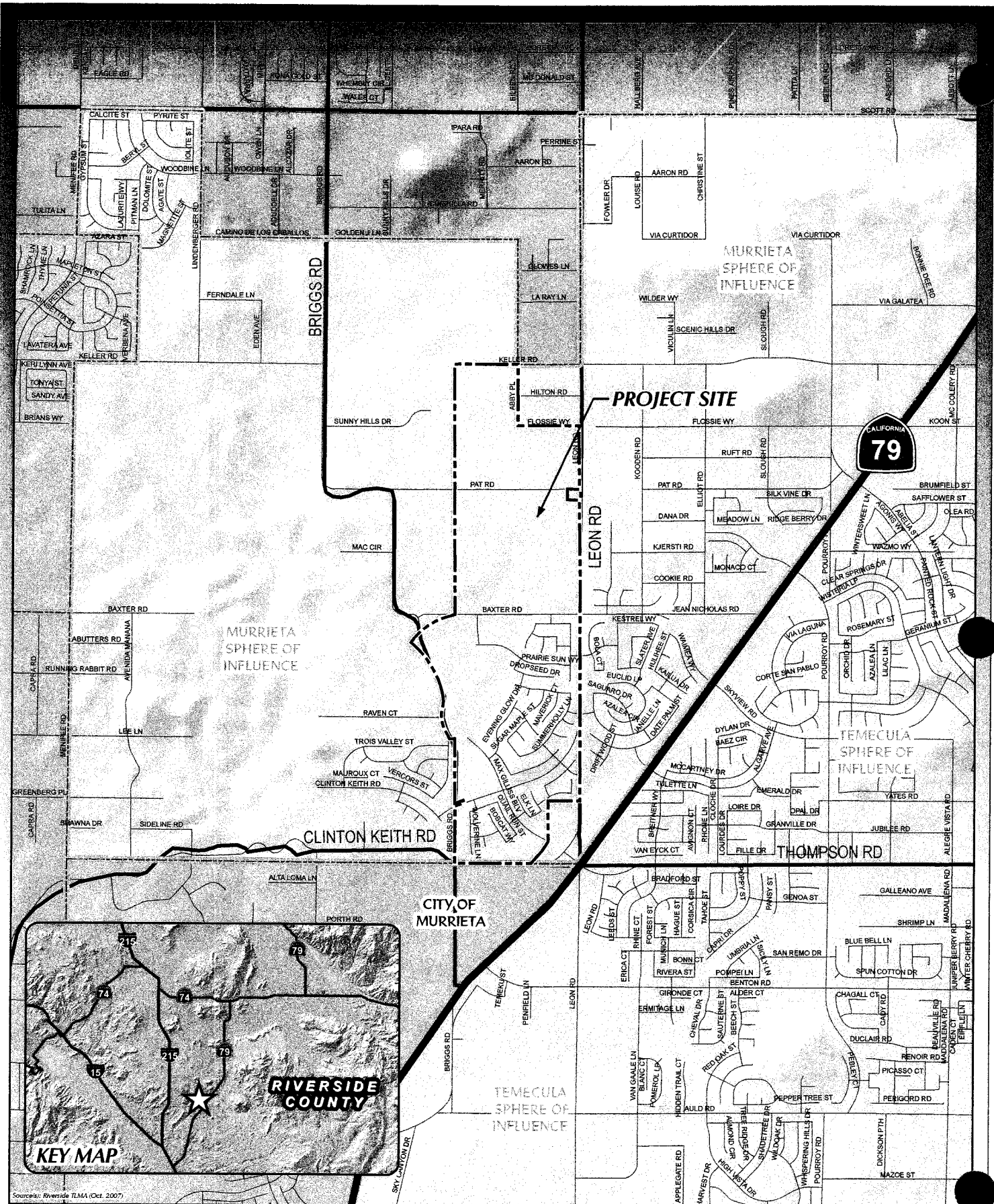
The proposed Project site comprises the approved French Valley Specific Plan (SP No. 312). The entire Specific Plan area has been subdivided by individual tentative tract map approvals. As shown on Figure 5, *Aerial Photograph*, numerous residential neighborhoods located in the southern portions of the Specific Plan are either built-out and occupied by residents, or are under construction. Areas to the north of Jean Nicholas Road (Baxter Road) that are not yet developed have been heavily disturbed by past agricultural uses.

Winchester Road (Highway 79) is located immediately to the southeast of the Specific Plan area and Jean Nicholas Road (Baxter Road) is constructed in an east/west alignment through the middle of the Specific Plan area. Lands to the southwest of the Specific Plan area include existing medium density residential land uses, scattered rural residential uses, and an existing elementary and middle school (Lisa J. Mails Elementary School and Dorothy McElhinney Middle School). Areas northwest of the Specific Plan area consist of open space and several existing rural residential developments. Land uses to the north of the Specific Plan area include open space and rural residential homes. Land to the northeast of the Specific Plan includes rural residential uses, and areas are under construction with medium-density residential uses. To the southeast of the Specific Plan area are several existing medium-density residential developments. To the south is an existing commercial retail complex, with additional lands that are under construction with additional areas of commercial retail.

## 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. 312, and would result in a slight reduction in the number of dwelling units allowed within the Specific



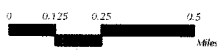
Source: Riverside TLM (Oct. 2007)

# FRENCH VALLEY

Figure 4

DATE: JUNE 2013

**T&B PLANNING, INC.**  
 17342 East 17th Street, Suite 100, Tustin, CA 92780  
 p. 714.205.5396 f. 714.205.0161  
 www.tbplanning.com



## VICINITY MAP



**PROJECT-SITE**

# FRENCH VALLEY

Figure 5

DATE: JUNE 2013

**T&B PLANNING, INC.**  
 7242 East 72nd Street, Suite 100, Tucson, AZ 85710  
 P: 520-745-1500 F: 520-745-6951  
[www.tbplanning.com](http://www.tbplanning.com)

## AERIAL PHOTOGRAPH

Plan area. Pursuant to General Plan Land Use Element Policy LU 1.10, with approval of SP312A1, 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 SP312A1 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. Areas proposed for subdivision by TR 36418 and TR 32289M1 are not located within any areas designated for conservation by the MSHCP. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
  4. **Safety:** The proposed Project site does not contain any active areas of faulting on-site. The proposed Project site is not located in a high fire hazard area or dam inundation area. Portions of the Specific Plan area are located within a flood hazard zone (i.e., Planning Areas 2A, 3A, 2B, 2C, and 2D), however the area proposed for subdivision by TR 36418 are located within FEMA Flood Zone "X", indicating that TR 36418 would not be subject to flood hazards. Although a portion of TR 32289M1 occurs within a flood hazard zone (Planning Area 2B), this portion of the tract map is proposed to be conserved as natural open space as required by SP312A1. The remaining areas of TR 32289M1 occur outside of flood hazard zones. 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 SP312, from 1,793 dwelling units to 1,671 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):** Southwest Area Plan
- C. Foundation Component(s):** Community Development, Open Space
- D. Land Use Designation(s):** Specific Plan No. 312 (MDR, OS-C, OS-R)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Specific Plan No. 312, French Valley Airport Influence Area, Highway 79 Policy Area.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** City of Murrieta to the south; Elsinore Area Plan to the west; Sun City/Meniffee Valley, Harvest Valley/Winchester, and San Jacinto Valley Area Plans to the north; REMAP to the east.
2. **Foundation Component(s):** Community Development and Rural to the west; Community Development, Rural, and Rural Community to the north; and Community Development, Open Space, and Rural to the east and south.
3. **Land Use Designation(s):** Medium Density Residential (MDR) and Rural Residential (R-RR) to the west; Rural Residential (RR) and Rural Community – Very Low Density Residential (RC-VLDR) to the north; Rural Residential, Community Development – Low Density Residential (CD-LDR), Community Development – Medium Density Residential (CD-MDR), Community Development – Light Industrial, and Open Space – Conservation (OS-C) to the east; Rural Residential (RR) and Community Development – Commercial Retail (CD-CR) to the south.
4. **Overlay(s):** None.
5. **Policy Area(s):** French Valley Airport Influence Area, Highway 79 Policy Area, Specific Plan No. 106, Specific Plan No. 265, Specific Plan No. 234, Section 25 & 36 Policy Areas, Leon/Keller Policy Area, Keller Road South Side Policy Area.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** French Valley Specific Plan No. 312
2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP312A1 would affect the following Planning Areas from the existing approved SP312, Substantial Conformance No. 1: Planning Areas 1, 2A-F, 3A-E, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18A, 18B, 19, 20/21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 (refer to Section I.A, *Project Description*, and Table 1 for a summary of proposed changes to these planning areas).

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

J. **Proposed Zoning, if any:** Specific Plan Amendment No. 1 (SP)

K. **Adjacent and Surrounding Zoning:** South: City of Murrieta Sphere of Influence; West: Rural Residential (R-R), One Family Dwellings (R-1), Open Area Combining Zone Residential Developments (R-5), Light Agriculture (A-1-10); North: Light Agriculture (A-1-2½), Rural Residential (R-R); East: Rural Residential (R-R), One Family Dwellings (R-1), and Industrial Park (I-P).

**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 checked="" 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.

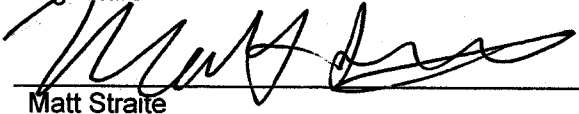
##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- 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.



7/16/13

Signature



Matt Straite

Date

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 an Addendum, Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

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

Source: SWAP Figure 9 "Southwest Area Plan Scenic Highways," EIR 411, Addendum No. 1

Findings of Fact:

a) Impacts to scenic highways were not discussed in EIR 411 because the proposed Project site is not visible from any designated scenic highway corridors. According to Figure 9 of the Southwest Area Plan (SWAP), nearby segments of Interstate I-215 are designated as a County Eligible Scenic Highway. However, the proposed Project site would not be visible from nearby segments of I-215 due to intervening topography (i.e., existing hill forms located westerly of the Specific Plan area). Because the SP312A1 property is not visible from any scenic highway corridor, development associated with the proposed Project has no potential to substantially affect the aesthetic quality of a scenic highway corridor. Therefore, and consistent with the finding of EIR 411, no impact would occur.

b) Impacts to scenic resources resulting from buildout of the Specific Plan were previously evaluated in EIR 411, which found that impacts would be less than significant for the following reasons: major scenic resources located on the site would remain undeveloped; major slopes would be sensitively contour graded (see EIR 411, Section III.A.7, *Grading Plan*); landscaping would serve to alleviate potential visual impacts (see EIR 411, Section IV.C, *Landscape Architectural Guidelines/Standards*); appropriate architectural design guidelines are incorporated for proposed development (see EIR 411, Sections IV.B and IV.A, *Site Planning Guidelines/Standards*); and the proposed project was found to be in conformance with the Riverside County General Plan. These findings also were confirmed as part of Addendum No. 1, which found that the implementing tentative tract maps evaluated by the Addendum would "not obstruct any prominent scenic vista or public view" and would "be required to comply with the design guidelines established by French Valley Specific Plan No. 312." Areas proposed for development as part of TR 32289M1 and TR36418 comprise relatively flat land that do not contain any areas of trees, rock outcroppings, or unique or landmark features. The majority of the Specific Plan area has been subject to past disturbance, including agricultural activities and 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. Therefore, and consistent with the findings of EIR 411, significant impacts would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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Source: GIS database, SWAP Figure 6, Ord. No. 655 (Regulating Light Pollution), EIR 411, Addendum No. 1

Findings of Fact: The proposed Project is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on SWAP Figure 6. The proposed changes to the Specific Plan Land Use Plan would result in a 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, thereby resulting in an incremental reduction in the amount of exterior lighting as compared to the lighting levels assumed in EIR 411. Additionally, all development on the property 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. Furthermore, impacts to the Mt. Palomar Observatory were previously evaluated as part of EIR 411 and Addendum No. 1, which found that impacts would not occur because the proposed Project would be subject to the SP312 Design Guidelines, which include requirements that implement the provisions of County Ordinance No. 655 (e.g., the use of low pressure sodium vapor street lights). With mandatory compliance with Ordinance No. 655 and the SP 312 Design Guidelines, impacts to the Mt. Palomar Observatory would not occur. This conclusion is consistent with the information disclosed in EIR 411.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description, EIR 411, Addendum No. 1

Findings of Fact:

a & b) Impacts associated with Project lighting were previously evaluated as part of EIR 411, which found that compliance with the Specific Plan Design Guidelines would preclude significant lighting impacts. Addendum No. 1 also concluded that lighting impacts would be less than significant because "all street lights within the project area will be hooded and implement low pressure sodium which emit light that can be filtered." Standards included in the Specific Plan would ensure that all development in SP 312, including development proposed in the areas that are the focus of this EIR Addendum (Planning Areas 17A, 18A, 18B, 19, and 34), would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. These applicable Specific Plan standards also would ensure that development within the entire Specific Plan area would not expose residential property to unacceptable light levels. Because proposed SP312A1 would result in a reduction in the number of residential dwelling units allowed on-site, and would result in an overall reduction in acreage subject to residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development, lighting impacts would be reduced as compared to what was evaluated and disclosed as part of EIR 411. As such, Project-related lighting impacts would not occur and would not be increased above the level evaluated in EIR 411.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

Source: General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR 411, Addendum No. 1, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources were fully evaluated and disclosed in EIR No. 411 and Addendum No. 1, which concluded that such impacts would be less than significant because the proposed Project site does not contain any soils identified as Prime, Statewide Important, or Unique Farmland by the State FMMP. Changes proposed as part of SP312A1 and proposed implementing TR 32289M1 and TR 36418 would not result in impacts to any areas within SP 312 that were not already identified for impact as part of EIR 411 or Addendum No. 1. As such, impacts to Important Farmland types would not occur and would not be substantially different from what was evaluated in EIR 411 and Addendum No. 1.

b) Impacts associated with the conversion of the SP 312 property from agriculture to non-agricultural use were evaluated and disclosed in EIR 411 and Addendum No. 1, which found that such impacts would not occur. The Project site is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. Additionally, the only lands surrounding SP 312 that are zoned for agricultural use are located westerly and northerly of the northern portions of the Specific Plan (A-1-10, A-2-10, and A-1-2½ Zones); however, these off-site properties are all designated for residential use by the SWAP Land Use Plan. Accordingly, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property either as approved by SP 312 and its approved, implementing tract maps or as proposed to be modified by SP312A1 and TR 32289M1 and TR 36418. Therefore, and consistent with the findings of EIR 411, a significant impact due to a conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or Agricultural Preserve would not occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Impacts to surrounding agriculturally zoned properties were not discussed in EIR 411. The only lands surrounding SP 312 that are zoned for agricultural use are located westerly and northerly of the northern portions of the Specific Plan (A-1-10, A-2-10, and A-1-2½ Zones); however, these properties are all designated for residential development by the SWAP and the County General Plan. Only a portion of these lands are currently subject to agricultural uses (i.e., westerly of Planning Area 26). The proposed addition of Planning Area 34 as part of SP312A1 would add a 1.2-acre open space buffer along the Specific Plan's frontage with Keller Road, further separating development in the Specific Plan with off-site, agriculturally zoned properties. Proposed TR 32289M1 and TR 36418 are not located within 300 feet of agriculturally zoned property. Development within the portions of the Specific Plan that are within 300 feet of active agricultural uses would be required to comply with Ordinance No. 625, "Right-to-Farm." Therefore, impacts to existing agriculturally zoned property would be less than significant, and no mitigation would be required. Thus, no new or more severe impacts to surrounding agricultural uses would occur beyond what was previously evaluated and disclosed as part of EIR 411.

d) As indicated above, only areas located westerly and northerly of the northern portion of SP 312 are subject to agricultural uses under existing conditions (and only lands westerly of Planning Area 26 are subject to active agricultural operations). No aspect of the currently proposed Project would result in a changed condition associated with inducing the conversion of off-site farmlands to non-agricultural use. Under the proposed Project, SP 312 would be built out as a master-planned residential community, although at a slightly less development intensity than originally approved and as evaluated by EIR 411. Additionally, areas all of the agriculturally zoned properties located adjacent to the Specific Plan area are designated by the SWAP and County General Plan for development with residential uses. The effects associated with converting agricultural properties to non-agricultural uses as called for by the General Plan were previously evaluated as part of the Riverside County's General Plan EIR (SCH No. 2002051143), which found that the conversion of such properties represent a significant and unavoidable impact Countywide. There are no components of the proposed Project that would result in an increase in impacts associated with farmland conversion beyond levels previously evaluated and disclosed as part of EIR 411 and the County General Plan EIR. Accordingly, and consistent with the findings of EIR 411, the proposed Project would not result in any significant impacts associated with farmland conversion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<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: General Plan Figure OS-3 "Parks, Forests and Recreation Areas," EIR 411, Addendum No. 1, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) through c): The proposed Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources or that could result in the conversion of forestland resources to non-forest use. No impact would occur. Although the specific topic of Forest was not evaluated in EIR 411, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development in the Specific Plan area would have no adverse effects on forests.

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 substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR 411, Addendum No. 1, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, General Plan EIR (Section 4.5, *Air Quality*)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB or "Basin") and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. 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. When EIR 411 was certified in 2001, the SCAQMD's 1997 AQMP was applicable. Subsequently, the SCAQMD Governing Board adopted the Draft Final 2007 AQMP for the SCAB, on June 1, 2007. The SCAQMD is currently working on a 2012 AQMP but it is not yet adopted so the SCAQMD 2007 AQMP remains the applicable air quality for consistency analysis. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disclosed in EIR 411, consistency with both the then-applicable 1997 AQMP and the currently applicable 2007 AQMP are discussed below.

EIR 411 did not directly address the 1997 AQMP, although EIR 411 did determine that the proposed Project, with mitigation, would comply with all applicable SCAQMD requirements. The proposed Project is consistent with the County's General Plan and SCAG's Regional Comprehensive Plan (RCP), which is used as the basis for its growth assumptions. The proposed Project would not create a new or more severe impact associated with 1997 AQMP compliance because the land use modifications proposed by SP312A1 would result in reducing the approved development intensity on the property. Therefore, the land use changes proposed by the Project would not result in any new conflict with the regional growth projections contained within the 1997 AQMP.

Under existing conditions, 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 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). EIR 411 included an analysis of SP 312's impacts to air quality, and found that cumulative impacts to regional air quality would remain significant and unavoidable even following the incorporation of mitigation measures. However, the proposed Project would result in an overall reduction in intensity on-site due to the reduction in dwelling units (from 1,793 units as ultimately approved pursuant to SP 312 to 1,671 as proposed pursuant to SP312A1), the elimination of school uses within Planning Area 19, and the addition of passive park uses within Planning Areas 15 and 34. Therefore, implementation of the proposed Project would result in an overall decrease in total emissions from the site, and would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 411. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

- Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP 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, which would result in a decrease in the maximum number of residential units allowed within SP 312. As such, Project-related emissions would be less than assumed for the implementation of SP 312 and less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than evaluated and disclosed in EIR 411. 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 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. Additionally, the proposed Project would not exceed the growth assumptions in the AQMP and 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 411.

b) & c) Air quality impacts that would result from buildout of all or portions of SP 312 were previously evaluated as part of EIR 411 and Addendum No. 1. EIR 411 found that impacts to regional air quality would be cumulatively significant and unavoidable even after incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. As indicated above, the proposed Project would result in a net reduction in intensity allowed on-site, which would have a concomitant reduction in the amount of air quality emissions generated on-site. Therefore, implementation of the proposed Project would result in a decrease in the Project's significant unavoidable cumulative impact to regional air quality, and no new impacts beyond those already identified in EIR 411 would occur. Accordingly, no new mitigation measures would be required.

d) The proposed Project would consist of a residential community and would not include any uses that have the potential to generate substantial amounts of point source emissions. Accordingly, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and no impact would occur.

e) Land uses within one mile of the proposed Project site include open space land uses, agricultural uses (dryland farming), residential uses, school uses, and commercial retail. None of these uses comprise a source of substantial point source emissions. Accordingly, the proposed Project would not result in the construction of a sensitive residential receptor located within one mile of an existing substantial point source emitter, and a significant impact would not occur.

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 mitigation would not be required.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances 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, EIR 411, Addendum No. 1, Focused Burrowing Owl Survey, Biological Assessment.

Findings of Fact:

a) The proposed Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was adopted by Riverside County in 2003. At the time that EIR 411 was certified in 2001, there was no habitat conservation plan applicable to the proposed Project site; as such, EIR 411 did not address the proposed Project's consistency with the MSHCP. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. According to Riverside County GIS, the westernmost portions of SP 312 (i.e., Planning Areas 15, 16, and 18A, and the western portions of Planning Areas 18B and 17A) are located within MSHCP Conservation Cell 5476, which is part of Cell Group Z; however, the Conservation Criteria associated with MSHCP Cell Group Z indicates that "Conservation... will range from 75%-85% of the Cell Group focusing in the western portion of the Cell Group." The portions of SP 312 that are located within Cell Group Z occur in the easternmost portion of the Group; accordingly, the proposed Project site is not identified for conservation as part of the MSHCP, and the proposed Project would not conflict with the MSHCP. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition, since SP 312 was adopted at the time the MSHCP was approved by Riverside County, SP 312 was assumed by the MSHCP to be eventually developed. In addition, the southern-most portion of the Specific Plan area is located within Cell 5572, which is not a part of any Cell Group. However, this portion of the Specific Plan is already developed or is under construction in accordance with approved SP 312, and the Conservation Criteria for Cell 5572 requires the conservation of only 20%-30% of the Cell, focusing in the southeastern portion of the Cell; the required conservation is accommodated within Planning Area 1 of SP 312, which is a 19.8-acre area designated as Open Space-Conservation (OS-C). Proposed PS312A1 does not propose to change the acreage or configuration of Planning Area 1.

In addition to the Conservation Criteria identified by the MSHCP for portions of the County, the MSHCP also incorporates policies requiring focused studies for certain plant and animal species. If such plant or animal species are present, the MSHCP identifies conservation requirements that may apply to proposed new development. These species-specific requirements would apply to the proposed Project, if any such species are identified on-site. However, focused studies conducted on the proposed Project site in conjunction with EIR 411 and as part of the 2004 Biological Assessment did not detect the presence of Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, or Wright's trichocoronis, which are identified as narrow endemic plant species as part of the MSHCP. EIR 411 includes mitigation measures requiring focused surveys prior to grading or vegetation clearance, and requires either preservation or relocation of such species; mitigation measures identified by EIR 411 would continue to apply to the proposed Project, and would ensure that implementation of the proposed Project does not result in any significant impacts to narrow endemic plant species. Additionally, no burrowing owls were detected on-site as part of EIR 411, a 2004 Biological Assessment, or a site-specific Burrowing Owl survey conducted in March 2005 which covered the entire SP 312 property. There are no components of the proposed Project that would result in physical impacts beyond what was already assumed in EIR 411, since areas proposed for grading and development would not increase under the proposed Project. Therefore, with mandatory compliance with the mitigation measures identified in EIR 411, impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan would not occur and would not be increased relative to the analysis and conclusions as contained in EIR 411.

b & c) Potential impacts to endangered, threatened, candidate, sensitive, or special status species were previously evaluated as part of EIR 411 and Addendum No. 1, which found that impacts would be reduced to less than significant levels with the incorporation of mitigation, with exception of the loss of 608 acres of raptor foraging habitat which was identified as a significant unavoidable impact. Mitigation measures identified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. There are no components of the proposed Project that would result in impacts to endangered, threatened, candidate, sensitive, or special status species beyond what was already identified, disclosed, and mitigated for as part of EIR 411 and Addendum No. 1. In addition, since approval of SP 312, the County has adopted the MSHCP, which provides for long-term habitat and preservation for endangered, threatened, candidate, sensitive, and special status species. The MSHCP also considers issues such as foraging habitat for certain sensitive species. As indicated under the analysis of Threshold 7.a, above, the proposed Project would be fully consistent with the MSHCP. Therefore, implementation of the proposed Project would not result in any new impacts to endangered, threatened, candidate, sensitive, or special status species, and no new mitigation measures would be required.

d) The proposed Project site occurs within the MSHCP, which considers regional wildlife movement corridors. As indicated above, when the MSHCP was approved, SP 312 was already in effect and assumed ultimate development of the Project site in conformance with the land use plan contained within SP 312. Additionally, the proposed Project site is not identified for conservation as part of the MSHCP. Additionally, the proposed Project accommodates a north-east trending open space area within Planning Area 1, and preserves an existing drainage within Planning Areas 2A, 3A, 2B, 2C, and 2D; the

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preservation of these corridors would help to establish the MSHCP Proposed Constrained Linkage 18 and would thereby accommodate wildlife movement between proposed conservation areas to the south and to the east. Accordingly, no significant impacts to wildlife movement corridors would occur with implementation of the proposed Project. Additionally, EIR 411 did not identify any native wildlife nursery sites within the Project vicinity, and no native wildlife nurseries have been established in the Project vicinity since EIR 411 was certified; thus, there has been no change in circumstance with respect to wildlife nurseries. Therefore, and consistent with the findings of EIR 411, no significant impacts to wildlife nurseries native resident or migratory wildlife corridors would occur.

e) Impacts to riparian habitats and sensitive natural communities were previously evaluated and disclosed as part of EIR 411 and Addendum No. 1. As concluded in EIR 411, buildout of SP 312 would result in impacts to 0.23 acre of riparian woodlands, in addition to impacts to 557.9 acres of agricultural lands, 10.25 acres of developed areas, 5.65 acres of ruderal habitat, 4.44 acres of annual grasslands, 1.38 acres of exotic woodlands, 1.34 acres of Riversidean sage scrub, and 0.61 acres of rock outcrop. Impacts to these communities were identified as less than significant either because they are not sensitive or because of their limited distribution throughout the proposed Project site. Impacts to 0.23 acre of riparian woodlands also were evaluated as less than significant as part of EIR 411 and Addendum No. 1 because mitigation for these areas would be required as part of future Wildlife Agency permitting (which were enforced as part of the Conditions of Approval for Tentative Map 30696). Since EIR 411 was certified, some portions of the SP312 area have been developed, other areas are under construction, and all other areas have approved subdivision maps but are not yet constructed. There are no components of the proposed Project that would result in impacts to riparian habitat or sensitive natural plant communities beyond what was already evaluated by EIR 411. Accordingly, no new or more severe significant impacts would occur as a result of the proposed Project.

f) Impacts to federally protected wetlands were previously evaluated as part of EIR 411, which found that build-out of the Specific Plan would result in the direct removal of up to 0.12 acres of seasonal pools, 0.23 acres of riparian woodlands, and approximately 2,900 linear feet of dry creek bed. Addendum No. 1 further clarified that implementation of the proposed Project would result in impacts to 0.51 acre of waters of the United States, of which 0.46 acre comprises jurisdictional wetlands. In addition, Addendum No. 1 found that implementation of the proposed Project would result in impacts to 0.46 acre of California Department of Fish and Game (CDFG) jurisdictional streambeds. These areas may be under the jurisdiction of the Army Corps of Engineers (ACOE), the CDFG, and/or the Regional water Quality Control Board according to Section 404 of the Clean Water Act and Section 1600 of the California Department of Fish and Game Code. Potential significant impacts associated with removal of these areas were found by EIR 411 and Addendum No. 1 to be less than significant because such impacts would be mitigated through the Wildlife Agency permit acquisition process (which also is required pursuant to Conditions of Approval associated with TR 30696). Since certification of EIR No. 411 and Addendum No. 1, development within TR 30696 has commenced, and mitigation for impacts to wetlands and riparian habitat is in progress. Although the areas proposed for revision as part of SP312A1 are located adjacent to a portion of this habitat, mitigation for impacts to this habitat will have been completed prior to the commencement of construction activities as part of TR 36418 and TR 32289M1. Areas proposed for disturbance by TR 36418 and TR 32289M1 would not result in any impacts to wetland or riparian resources. Thus, there are no components of the proposed Project that would result in impacts to wetlands beyond what was already disclosed by EIR 411 and Addendum No. 1; accordingly, no new significant impacts to wetlands would occur as a result of the proposed Project.

g) EIR 411 did not disclose the presence of any oak trees in the SP 312 area, nor any other tree species regulated by County ordinance or addressed by County policy. Since EIR 411 was certified, ornamental trees have been planted in the developed portions of the property to implement the Specific Plan's landscape design guidelines. Ornamental trees are not subject to any applicable County tree

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preservation policies for the purpose of protecting biological resources. Accordingly, no impact would not occur, which is consistent with the finding of EIR 411.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**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 checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, EIR 411, Addendum No. 1, Archaeological Monitoring Report.

**Findings of Fact:**

a) & b): Impacts to historic resources were evaluated as part of EIR 411 and Addendum No. 1. EIR 411 found that implementation of SP 312 would result in direct impacts to a single historical resource (identified as Site No. 3, Mac-3). This site consists of ruins of structures and some artifacts, some of which appeared to be greater than 50 years old and are regarded as important per the California Environmental Quality Act. This site is located inside project site at the southernmost portion and outside to the east, within areas that are either developed or areas that are currently under construction. Impacts to this resource were evaluated as less than significant following the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 would continue to apply to the proposed Project, and the proposed Project would not result in any new impacts to historical resources beyond what was already identified and mitigated to a level below significance as part of EIR 411. Addendum No. 1 did not identify any new impacts to historical resources, although it did impose mitigation measures requiring monitoring during ground disturbing activities. Additionally, no historical resources were identified during archaeological monitoring of areas under construction as part of Phase 1 of SP 312. Accordingly, no new impacts to historical resources would occur with implementation of the proposed Project.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**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 411, Addendum No. 1, Archaeological Monitoring Report.

**Findings of Fact:**

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a & b) Impacts to archaeological resources were evaluated as part of EIR 411, Addendum No. 1, and archaeological monitoring conducted in conjunction with Phase 1 of the Specific Plan area. EIR 411 and Addendum No. 1 determined that the Project site contained only two (2) prehistoric sites. Site No. 1 (Mac-1) consists of a bedrock milling feature on a low granite boulder which includes two shallow bedrock mortars and three bedrock metates (slicks) and small chipped quartz stone. Site No. 1 is located in the southwest corner of Keller and Leon Roads (i.e., partially within the northeastern portion of the Specific Plan area, where no development has occurred to date). Site No. 2 (Mac-2) is a small campsite which exhibits seven bedrock milling features (slicks), rock art, a light scatter of chipped stone artifacts predominated by quartzite, three areas of fire-affected rock which may have been hearths, and a shallow midden. Site No. 2 is considered important per the California Environmental Quality Act. Site monitoring during construction of Phase 1 of the proposed Project determined that there were no previously unknown cultural resources within the Project area. Impacts to archaeological resources on-site were determined to be less than significant following the incorporation of mitigation measures as part of EIR 411. Mitigation measures identified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project, and there are no components of the proposed Project that could result in any new impacts to archaeological resources that were not already identified as part of EIR 411 and Addendum No. 1. Accordingly, implementation of the proposed Project would not result in any new impacts to archaeological resources, and no new mitigation would be required.

c) Although impacts to human remains were not specifically addressed as part of EIR 411, no human remains were identified on-site during the past archaeological investigations conducted in support of EIR 411 or during site monitoring associated with the construction of Phase 1 of the proposed Project. 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. Through mandatory compliance with state law, potential impacts to human remains would be precluded and would not occur.

d) Although impacts to religious or sacred uses were not explicitly addressed as part of EIR 411, cultural resources investigations conducted in association with EIR 411 did not identify any such uses on-site. Additionally, a majority of the SP 312 site already has been disturbed by mass grading activities. Accordingly, impacts would not occur.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**10. Paleontological Resources**

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

**Source:** General Plan Figure OS-8 "Paleontological Sensitivity", EIR 411, Addendum No. 1

**Findings of Fact:**

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 411 and Addendum No. 1, which determined that the potential for uncovering such resources on-site is very low and concluded that implementation of the proposed Project would result in less than significant impacts to paleontological resources. There are no components of the proposed Project that could result in any new impacts to paleontological resources. Accordingly, implementation of the proposed Project would not

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result in any new impacts to paleontological resources, and no mitigation would be required. Although Addendum No. 1 identified no impacts to paleontological resources, mitigation measures were imposed requiring archaeological monitoring during construction; however, this requirement already would be enforced as part of the mitigation for Issue 9, above, and is not necessary to reduce impacts to paleontological resources to below a level of significance.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**GEOLGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**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 411 and Addendum No. 1. Site-specific geotechnical reports also have been prepared for Tracts 30694, 30695, 30696, 32289M1, 32290 and 36418, which conclude that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained each site-specific geotechnical report. As disclosed in EIR 411, Addendum No. 1, and the site-specific geotechnical reports, there are no Alquist-Priolo Earthquake fault zones located on-site. The nearest faults to the proposed Project site are the Elsinore Fault (6.5 miles southwest of the proposed Project site) and the San Jacinto Fault Zone (14.4 miles northeast of the proposed Project site). As concluded in EIR 411, major earthquakes occurring on the Elsinore Canyon fault or other regional active faults located in the Southern California area could subject the site to moderate-to-severe ground shaking. However, EIR 411 concluded that while shaking is a geologic hazard common to the Southern California region, construction in accordance with the minimum standards of the Uniform Building Code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity and reduce potential impacts to below a level of significance. Mitigation measures were recommended to ensure compliance with the site-specific geotechnical evaluation prepared in conjunction with EIR 411 and Addendum No. 1. Mitigation measures specific in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, an update to the soils engineering geology report was prepared for TR 32289M1 and TR 36418 by Leighton and Associates, Inc. ("Geology/Soils Report Update"). Based on current site conditions, a review of TR 32289M1 and TR 36418, and a review of previously-prepared documentation for the site, Leighton and Associates reconfirmed the findings of the previously-prepared reports and found that the tract maps, as designed, are acceptable from a geotechnical point of view, thereby indicating that the site would not be subject to geologic hazards, assuming compliance with the recommendations contained within the report. All recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any fault hazard-related impacts beyond the limits of TR 32289M1

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and TR 36418. Accordingly, no new impacts would occur with Project implementation, and new mitigation measures beyond those specified in EIR 411 and Addendum No. 1 would be required.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**12. Liquefaction Potential Zone**

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

**Source:** General Plan Figure S-3 "Generalized Liquefaction", EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

a) Liquefaction and other seismic-related hazards were evaluated in EIR 411 and Addendum No. 1, which found that the likelihood of liquefaction on the site is low due to the dense nature of the shallow granitic bedrock and concluded that liquefaction hazards would be less than significant, assuming compliance with the recommendations in the site-specific geotechnical reports. Additionally, the Geology/Soils Report Update concludes that the susceptibility to liquefaction and other related hazards would be "very low" within the development area. Furthermore, TR 36418 previously was mass graded in accordance with a County-approved site-specific geotechnical evaluation that addressed the potential for liquefaction hazards. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any liquefaction hazard-related impacts beyond the limits of TR 32289M1 and TR 36418; accordingly, no new impacts would occur with Project implementation, and no new mitigation measures would be required beyond those already specified by EIR 411 and Addendum No. 1.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:** All potential impacts associated with seismic ground shaking were addressed as part of EIR 411 and Addendum No. 1. Site-specific geotechnical reports also have been prepared for Tracts 30694, 30695, 30696, 32289, 32290 and 36418, which conclude that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained each site-specific geotechnical report.

Although TR 32289 has been revised as part of TR 32289M1 (i.e., to convert previously proposed half-acre lots to recreational and open space uses, to adjust the detention basin configuration, and to modify the internal configuration of residential lots), the Geology/Soils Report Update concludes that the

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recommendations of the original PSE Geotechnical Report would continue to apply to the revised map. As disclosed in EIR 411, Addendum No. 1, and the site-specific geotechnical reports, major earthquakes occurring on regional active faults located in the Southern California area could subject the site to moderate-to-severe ground shaking. However, EIR 411 concludes that while shaking is a geologic hazard common to the Southern California region, construction in accordance with the minimum standards of the Uniform Building Code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity and reduce potential impacts to below a level of significance. However, mitigation measures were recommended in EIR 411 and Addendum No. 1 to ensure compliance with the site-specific geotechnical evaluations prepared in conjunction with EIR 411 and/or implementing tract maps. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, the Geology/Soils Report Update concludes that the seismic-related hazards within the development area of TR 32289M1 and TR 36418 are acceptable from a geotechnical point of view, assuming compliance with the recommendations contained in the Geology/Soils Report Update. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in any seismic ground shaking-related impacts beyond the limits of TR 32289M1 and TR 36418; accordingly, no new impacts would occur with Project implementation; accordingly, no new new impacts due to strong seismic ground shaking would occur, mitigation measures beyond those specified in EIR 411 and Addendum No. 1 would not be required.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**14. Landslide Risk**

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

**Source:** On-site Inspection, General Plan Figure S-5 "Regions Underlain by Steep Slope," EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

a) As concluded in EIR 411 and Addendum No. 1, the potential for soil settlement and landslides is remote due to the shallow depths of dense granitic bedrock and the relatively flat terrain, although portions of the site are subject to dynamic settlement hazards beneath Briggs Road due to the presence of saturated alluvium. There are no components of the proposed Project that would result in landslide or soil instability hazards that are greater than what was evaluated in EIR 411 or Addendum No. 1. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet. The Geology/Soils Report Update also concludes that no evidence of landslides or other significant surficial failures occur within the boundaries of TR 32289M1 and TR 36418. As such, there would be no new impacts associated landslide risks or soil instability at the proposed Project site.

**Mitigation:** No mitigation measures beyond those identified in Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in Addendum No. 1.



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**15. Ground Subsidence**

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

Source: EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

Findings of Fact:

a) EIR 411 concluded that impacts associated with ground subsidence would not occur. Addendum No. 1 determined that the Project site occurs within a Susceptible Subsidence Zone, and imposed mitigation requiring compliance with site-specific geotechnical reports to reduce impacts to less than significant levels. Mitigation measures specified in Addendum No. 1 would continue to apply to the proposed Project; accordingly, no new mitigation measures beyond those specified in Addendum No. 1 would be required. No impacts associated with ground subsidence were identified as part of the Geology/Soils Report Update or the site-specific reports prepared for TR 30696 or TR 32289M1. There are no components of the proposed Project that could result in new impacts due to ground subsidence beyond those previously disclosed as part of EIR 411 and Addendum No. 1; accordingly, a significant impact would not occur and no new mitigation would be required beyond standard compliance with the site-specific geotechnical evaluations.

Mitigation: No mitigation measures beyond those identified in Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in Addendum No. 1.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

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, and consistent with the findings of EIR 411, 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?

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

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

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**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

a) through c): Impacts due to slopes were previously evaluated as part of EIR 411 and Addendum No. 1, both of which concluded that impacts would be less than significant. Portions of the proposed Project site have been subject to past grading activities and/or development (including areas within TR 36418), while remaining areas (including within TR 32289M1) were used for agricultural production in the past. Furthermore, grading proposed as part of SP 312 and TR 32289M1 and TR 36418 generally would retain the site's existing topographic character. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TR 36418 and TR 32289M1 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet. Within the areas still subject to development pursuant to SP 312, 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, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

a) Impacts associated with soil erosion were previously evaluated as part of EIR 411 and Addendum No. 1. As concluded in EIR 411 and Addendum No. 1, impacts due to soil erosion and/or the loss of top soil would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Moreover, development of TR 32289M1 and TR 36418 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 associated with development within these tracts. There are no components of the proposed Project that would result in substantial soil erosion or the loss of topsoil outside the boundaries of TR 32289M1 and TR 36418 that was not already previously evaluated, disclosed, and, where necessary, mitigated to a level below significance by EIR 411 and Addendum No. 1. As such, Project-related impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant.

b) As concluded in EIR 411, no impacts are anticipated as a result of high shrink/swell potential soils on-site. As concluded in the Geology/Soils Report Update, only very low to medium expansive soils occur within TR 32289M1 and TR 36418, and the Geology/Soils Report Update incorporates recommendations

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to attenuate effects of expansive soils. All applicable recommendations contained within the Geology/Soils Report Update would be enforced by Riverside County as conditions of approval for TR 32289M1 and TR 36418. There are no components of the proposed Project that would result in new or increased impacts associated with expansive soils. Accordingly, no new mitigation measures would be required.

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 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

a) & b): All potential erosion impacts were addressed in EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to a level below significance with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. In addition, a NPDES permit would be required for construction activities within TR 32289M1 and TR 36418, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. There are no components of the proposed Project that would result in increased erosion-related impacts beyond what was identified, disclosed, and mitigated to below a level of significance as part of EIR 411. Therefore, through mandatory compliance with the mitigation measures specified in EIR 411 and Addendum No. 1, and with compliance with the NPDES permit, impacts would be reduced to less than significant levels and would not increase beyond the findings of EIR 411 or Addendum No. 1.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR 411, Addendum No. 1, Geology/Soils Report Update; PSE Geotechnical Report; TR 30696 Geotechnical Report.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Wind erosion impacts were evaluated in EIR 411 and Addendum No. 1, both of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, CARB Scoping Plan, EIR 411, Addendum No. 1, GHG Analysis; *CREED v. City of San Diego*

Findings of Fact:

a) & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 411, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO2) and other GHG emissions. EIR 411 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 411 was certified. Information on the effect of GHG emissions on climate was known long before the Riverside County certified EIR 411. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 411 was certified in 2004. During the public review period and public hearings associated with EIR 411, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of Project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 411 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein, below and serves as an Addendum to the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To evaluate whether the proposed Project would result in GHG impacts that were not examined in EIR 411, a GHG study was prepared for the proposed Project by Urban Crossroads, Inc., which is available for review at the Riverside County Planning Department located at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA. Refer to the GHG Analysis for a more detailed discussion of GHGs, the regulatory context for GHG emissions, and for a description of the methodology used to calculate the proposed Project's GHG emissions.

**Analysis of Project Impacts Pursuant to County Standard Operating Procedure**

Currently (as of October 2012), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region. The Riverside County Planning Department relies on a draft Standard Operating Procedure (draft County SOP) for GHG analysis and CEQA compliance. According to the draft County SOP, for non-industrial projects and until such time as binding regulatory guidance or a more specific threshold is adopted by a relevant agency, a demonstration that the Project has reduced GHG emissions by 30 percent or more below a business-as-usual (BAU) standard suffices for demonstrating that the Project has a less than significant impact. The draft County SOP defines BAU as those emissions that would occur in year 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control. This is consistent with the methodology that the California Air Resources Board (CARB) used to estimate the GHG reductions the State of California would need to achieve in 2020 to meet 1990 levels. For purposes of Project-related analysis, BAU refers to emissions that would occur based on the approved SP 312, as described and analyzed in EIR 411 and Addendum No. 1, without taking credit for mandatory, regulatory emission controls that have been adopted since 2004 or mitigation measures (pursuant to the requirements of EIR No. 411) that would reduce emissions.

Consistent with SOP guidance, the analysis contained in in the Greenhouse Gas Analysis compares the emissions from the land uses as originally evaluated in EIR 411 (BAU) to the emissions from the currently proposed Project. In summary, the total amount of Project-related GHG emissions for BAU without accounting for any regulatory developments since 20014 (when SP 312 was approved) that would reduce GHG emissions from direct and indirect sources combined, would total 42,299.57 MTCO<sub>2e</sub> as shown on Table 2, *Business as Usual Greenhouse Gas Emissions*.

In comparison, the total amount of Project-related GHG emissions when accounting for applicable regulatory developments, project design features specified in SP 312A1, and applicable mitigation measures from EIR 411 that would apply to the reduction of GHG emissions from direct and indirect sources combined would total 29,444.38 MTCO<sub>2e</sub> as shown on Table 3, *Proposed Land Use Greenhouse Gas Emissions*. This results in a 30.39% reduction from BAU; thus, with implementation of SP 312A1 and regulatory developments, the Project's GHG reduction would meet the reduction target of 30% (refer to Table 4, *Proposed Project to BAU GHG CO<sub>2</sub> Equivalent Emissions Comparison*) and impacts would be less than significant.

**Analysis of Project Impacts Pursuant to CARB Scoping Plan and CAT Strategies**

In addition, the CARB identified reduction measures to achieve the goals of AB 32 as set forth in the CARB Scoping Plan. Thus, projects that are consistent with design features, commitments and regulations adopted to implement the CARB Scoping Plan are also consistent with the 30% reduction below business as usual required by AB 32. CARB's Scoping Plan incorporates 39 "Recommended Actions" (qualitative measures) that are intended to meet the goal of AB 32. Of these 39 "Recommended Actions," only those that are related to transportation, electricity, natural gas, and green building design are applicable to the proposed Project. An analysis of the proposed Project's consistency with these applicable "Recommended Actions" is provided in Table 2-5 of the GHG Analysis, and is supported by a detailed analysis of each Recommended Actions (refer to Pages 22 through 30 of the GHG Analysis). This analysis concludes that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Project would be consistent with, or would otherwise not conflict with, any of the "Recommended Actions" incorporated into the CARB Scoping Plan.

**Table 2 Business as Usual Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	239.914	0.018	—	239.93
Area Source Emissions	1,332.99	0.69	0.03	1,355.63
Energy	12,269.06	6.89	60.56	12,336.51
Mobile Sources	26,040.04	4.41	—	26,132.72
Waste	982.904	363.54	—	1,346.444
Water Usage	778.59	3.69	0.10	888.31
<b>Total CO<sub>2</sub>E (All Sources)</b>			<b>42,299.57</b>	

**Table 3 Proposed Land Use Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	239.914	0.018	0.00	239.93
Area Source Emissions	1,124.99	0.06	0.02	1,132.43
Energy	7,270.14	0.23	0.13	7,315.04
Mobile Sources	18,925.48	0.71	—	18,940.42
Waste	420.61	24.86	—	942.62
Water Usage	772.49	3.40	0.10	873.94
<b>Total CO<sub>2</sub>E (All Sources)</b>			<b>29,444.38</b>	

Source: CalEEMod™ model output, See Appendix "A" to the GHG Analysis for detailed model outputs.  
 Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

**Table 4 Proposed Project to BAU GHG CO2 Equivalent Emissions Comparison**

ANNUAL	
Land Use	Total CO2E
Business as Usual (BAU)	42,299.57
Proposed Land Use	29,444.38
<b>DELTA (Proposed - BAU)</b>	<b>-12,855.19</b>
<b>% DELTA</b>	<b>-30.39%</b>

The detailed discussion and analysis also evaluates the Project's consistency with the 2006 Climate Action Team (CAT) Report, which sets forth a number of emission reduction strategies. Although implementation of the CAT strategies would reduce GHG emissions to the extent possible, it is not possible to specifically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quantify the reduction in GHG that will result from implementation of CAT strategies and programs. However, a project that is consistent with CAT strategies is consistent with the strategies suggested to reduce California's emissions to the levels proposed by Executive Order S-3-05 and AB 32.

**Conclusion**

As such, an assessment of Project impacts based upon the County's SOP for GHG analyses and consistency with the CARB Scoping Plan and 2006 CAT Report supports the conclusion that the Project GHG emissions are not significant nor cumulatively considerable. Further, Project GHG emissions would be further reduced with implementation of the applicable mitigation measures (pursuant to requirements of EIR No. 411).

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, EIR 411, Addendum No. 1.

**Findings of Fact:**

a & b) As concluded in EIR 411 and Addendum No. 1, the proposed Project does not propose any future land uses that would permit hazardous materials, with exception of future commercial retail uses within Planning Area 4; however, Planning Area 4 has since been annexed into the City of Murrieta and would be removed from the Specific Plan as part of the proposed Project. Changes to the Project proposed as part of SP312A1 would not significantly alter allowable uses within the Specific Plan such that the potential for transporting, using, or disposing hazardous materials would increase, and the proposed Project would not 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. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A future school site is planned within Planning Area 24 of SP 312. Additionally, an existing elementary and middle school (Lisa J. Mails Elementary School and Dorothy McElhinney Middle School) occur immediately west of the Specific Plan boundary (and within one quarter mile of the proposed Project site). However, with approval of SP312A1, the proposed Project would consist only of residential, recreational, public facility (school), and open space land uses. Consistent with the findings of EIR 411, residential, recreational, public facility, and open space land uses would not involve the potential for handling, storing, or transporting hazardous materials or substances that could impact the existing or planned school sites. Accordingly, no impact would occur.

e) Although not explicitly addressed in EIR 411, and consistent with the findings of Addendum No. 1, 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:** General Plan Figure S-19 "Airport Locations," GIS database, EIR 411, Addendum No. 1

**Findings of Fact:**

a) through d): Potential impacts to airports were addressed in EIR 411 and Addendum No. 1, which concluded that the proposed Project would be fully compatible with the French Valley Airport Comprehensive Land Use Plan. There are no components of the proposed Project that would result in the introduction of a new incompatibility impact with this facility; in fact, the elimination of school uses within Planning Area 19 would reduce the potential for conflict with the French Valley Airport operations by eliminating a school site from the French Valley Airport Influence Area. Although the proposed Project would increase areas proposed for recreational use (i.e., within Planning Areas 15, 16, and 18A), the proposed Project was determined to be consistent with the French Valley Airport Land Use Compatibility Plan by the Riverside County Airport Land Use Commission (ALUC) on June 14, 2012, subject to compliance with conditions of approval imposed by the ALUC that would be enforced by Riverside County. As such, no impacts to airports would occur with implementation of the proposed Project, and impacts would not increase relative to what was evaluated in EIR 411 and Addendum No. 1.

**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
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**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?

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

Findings of Fact:

a) According to Southwest Area Plan (SWAP) Figure 11, and consistent with the findings of EIR 411 and Addendum No. 1, the proposed Project site is not identified as being within a hazardous fire area. As such, the proposed Project would not 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. A significant impact would not occur, nor would impacts due to hazardous fire areas increase beyond what was evaluated and disclosed in EIR 411 and Addendum No. 1.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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?

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

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)?

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?

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?

f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g. Otherwise substantially degrade water quality?

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: EIR 411, Addendum No. 1, SWAP Figure 10, Drainage Study for TR No. 36418, WQMP for TR 36418, Drainage Study for TR No. 32289M1, WQMP for TR 32289M1.

Findings of Fact:

a) Impact associated with hydrology and potential erosion and siltation effects were previously evaluated as part of EIR 411 and Addendum No. 1, both of which concluded that such impacts would be less than significant with the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. The proposed Project would not involve changes to the grading or drainage plan of Specific Plan No. 312, and would therefore not result in an increase in erosion or siltation hazards. Additionally, site-specific Drainage Reports have been prepared in association with TR No. 36418 and TR 32289M1, which demonstrate that development of Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 would not result in an increase in runoff from the site that could alter drainage patterns or increased erosion on- or off-site. Accordingly, no new impacts would occur, and no new mitigation measures would be required beyond those already identified as part of EIR 411.

b) EIR 411 evaluated impacts to water quality that could result from construction and long-term build-out of the Specific Plan area, and found that such impacts would be reduced to below a level of significance through incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project, and would be enforced through the Project's conditions of approval. Furthermore, and pursuant to requirements of the RCFCWCD and RWQCB, site-specific water quality management plans (WQMPs) were prepared for TR 36418 and TR 32289M1. 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. The WQMPs have 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. All other areas of SP 312 already occur within approved tentative tract maps, which also were required to prepare and implement WQMPs and comply with the mitigation measures set forth in EIR 411. Accordingly, mandatory compliance with the site-specific WQMPs would ensure that an impact to water quality standards or waste discharge requirements would not occur, and would further ensure that impacts to water quality would not increase beyond what was previously evaluated and mitigated to a level below significant as part of EIR 411.

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 within TR 36418 and TR 32289M1 would allow for areas of infiltration of Project runoff. This proposed drainage system would be consistent with the drainage plan evaluated in EIR 411, which did not identify any significant impacts to groundwater supplies. The proposed drainage system design also would be compatible with existing and planned drainage improvements in other portions of the Specific Plan area that are not proposed for revision as part of the proposed Project. Therefore, no new impact to groundwater supplies would occur, and impacts would not increase relative to the findings of EIR 411.

d) TR No 36418 and TR 32289M1 were designed to comply with the drainage plan presented in SP 312, which was the subject of a Hydrology study that was included within Appendix H to EIR 411. EIR 411 includes an analysis of potential impacts to hydrology, and concludes that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. Additionally, portions of the drainage system conceptually identified in SP 312 have been constructed, are under construction, or will be developed in the future in conjunction with approved tract maps. Furthermore, both the SP 312 drainage plan and the drainage studies prepared in association with TR 36418 and TR 32289M1 have been reviewed by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RCFCWCD, which concluded that the proposed drainage plans would not exceed the capacity of existing or proposed stormwater drainage systems. Accordingly, no impact would occur, and impacts due to runoff would not increase relative to what was studied and mitigated to a level below significant as part of EIR 411.

e & f) EIR 411 evaluated potential flood hazards that may affect future development of the site, and concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Relevant mitigation measures from EIR 411 would continue to apply to the proposed Project, and would be enforced as part of the Project's conditions of approval. According to Figure 10 of the SWAP, *Flood Hazards*, only the southeastern portions of SP 312 are subject to flood hazards. However, this existing flood hazard area occurs wholly within Planning Area 1, has been preserved as natural open space as part of Final Map 30695. There are no components of the proposed Project that would result in any new impacts associated with 100-year flood hazard areas; accordingly, impacts associated with flood hazards would not increase relative to the findings of EIR 411, and no new mitigation would be required.

g) There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality, and no such conditions were identified as part of EIR 411. Refer also to the response to Issue 25.b). No impacts would occur.

h) EIR 411 included a full evaluation of physical impacts that could result from buildout of SP 312, including the operation of stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), and did not identify any impacts associated with such facilities. All development that has occurred within SP 312 to date, or that is proposed as part of existing approved tract maps, are in compliance with the overall drainage plan set forth in SP 312. The proposed Project does not propose any new or retrofitted stormwater Treatment Control BMPs, 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, no impact would occur, and impacts would not increase as compared to what was evaluated and disclosed as part of EIR 411.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<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: General Plan Figure S-10 "Dam Failure Inundation Zone," GIS database, EIR 411, Addendum No. 1, SWAP Figure 10, Drainage Study for TR No. 36418, WQMP for TR 36418, Drainage Study for TR No. 32289M1, WQMP for TR 32289M1.

Findings of Fact:

a) SP 312 includes a conceptual grading plan (provided as Figure III.A-13), which was evaluated as part of a site-specific hydrology study (which was included within Appendix H to EIR 411). The hydrology study and analysis provided within EIR 411 determined that, with the incorporation of mitigation measures, the proposed grading plan would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Addendum No. 1 determined that impacts associated with flood hazards would be reduced to less than significant levels through compliance with standard Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. All construction that has occurred to date within SP 312 has occurred in conformance with the approved tract maps and their associated drainage plans. SP312A1 does not propose to change the conceptual grading plan, and TR No. 36418 and TR 32289M1 are consistent with the conceptual grading plan. Furthermore, site-specific drainage studies were prepared for TR No. 36418 and TR 32289M1, which demonstrate that development of Planning Areas 2B, 3B, 15, 16, 17A, 17B, 18A, 18B, and 19 would not result in substantial changes to drainage patterns that could result in impacts to streams or rivers would not occur, and also demonstrate that TR 36418 and TR 32289M1 would not result in flooding on- or off-site. Accordingly, there would be no new impacts associated with flooding on- or off-site, and no mitigation beyond what is already specified in EIR 411 would be required.

b) EIR 411 and Addendum No. 1 did not identify any impacts associated with implementation of SP 312 that would result changes in absorption rates or the rate and amount of surface runoff. The proposed Project seeks to implement a portion of SP 312, and would be fully consistent with the drainage plan and grading standards contained within SP 312. Accordingly, there would be no new impacts to absorption rates or changes in the rate or amount of surface runoff.

c) EIR 411 evaluated potential flood hazards that may affect future development of the site, and concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation measures. Relevant mitigation measures from EIR 411 would continue to apply to the proposed Project, and would be enforced as part of the Project's conditions of approval. According to Figure 10 of the SWAP, *Flood Hazards*, the southeastern portions of SP 312 are subject to flood hazards. However, this portion of the Specific Plan has already been conserved as natural open space within Planning Area 1 as part of Final Map 30695, and no impacts to existing or future structures on-site would occur as a result of a dam failure. Accordingly, a new impact would not occur, and no new mitigation would be required.

d) According to the findings of EIR 411 and Addendum No. 1, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. All development that has occurred to date within SP 312, and all proposed development pursuant to approved tract maps, are consistent with the drainage plan identified as part of SP 312. The currently proposed Project also has been designed to retain the existing grading and drainage patterns as proposed by the approved SP 312. TR No. 36418 and TR 32289M1 also were evaluated as part of site-specific drainage studies, which demonstrate that the site would not substantially affect existing amounts of runoff that could in turn affect the amount of surface water in any water body. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body beyond what was already evaluated and determined to be less than significant as part of EIR 411 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall occur as specified in EIR 411.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 411, Addendum No. 1, Murrieta General Plan

Findings of Fact:

a) EIR 411 and Addendum No. 1 did not identify any impacts associated with a substantial alteration of the present or planned land use of the surrounding area. There have been no changes in the surrounding area since certification of EIR 411 and approval of Addendum No. 1 that could result in any new land use incompatibilities associated with the Project. Changes proposed as part of SP312A1 involve minor reconfigurations to the land uses within an approved specific plan and would not comprise a "substantial alteration" of the present or planned land use of the area. As such, no new or more severe impacts would occur.

b) EIR 411 and Addendum No. 1 evaluated potential impacts due to the location of the site within the City of Murrieta Sphere of Influence, and concluded that SP 312 would be fully consistent with the City of Murrieta General Plan. Furthermore, the City of Murrieta General Plan does not identify any land use designations within its sphere, and instead defers to the County of Riverside. As the proposed Project would largely preserve the existing approved land uses within the Specific Plan Area, with exception of the elimination of a school site and addition of additional areas of open space and recreation, there are no components of the proposed Project that would adversely affect land uses within the City of Murrieta's Sphere of Influence. Accordingly, no new or more severe impacts to the City's Sphere or Influence would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>28. Planning</b>	<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: General Plan Land Use Element, Staff review, GIS database, EIR 411, Addendum No. 1

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

a, b, and c) The issue of land use compatibility was evaluated as part of EIR 411 and Addendum No. 1, and SP 312 was found to be compatible with existing and planned surrounding land uses and zoning. There have been no changes in the surrounding conditions that would lead to any new incompatibilities, except for the construction of an off-site school (as described below). There are no components of the proposed Project that would affect the conclusions of EIR 411 and Addendum No. 1 with respect to land use compatibility, as proposed revisions to SP 312 are largely intended to provide consistency with the existing General Plan Land Use designations and/or previously approved subdivision maps. The primary exception would be the conversion of Planning Areas 15, 16, and 18A from Low Density Residential to Open Space - Recreation land uses. However, such a conversion would serve to buffer future on-site residential uses from existing off-site low density residential uses and the Dorothy McElhinney Middle School, thereby improving land use compatibility as compared to the existing approved SP 312. In addition, the Project would convert Planning Area 19 from a proposed school site to allow for Medium High Density residential uses; however, such a conversion was anticipated in both the original SP 312 and EIR 411, and this conversion would not represent a new impact. Furthermore, the conversion of Planning Area 19 Medium High Density Residential uses would be compatible with adjacent areas proposed for development with Medium Density Residential or open space land uses. The remaining revisions proposed as part of SP 312 would not result in a substantial change in the site's planned land uses. Accordingly, no new or more severe impacts would occur.

d) EIR 411 evaluated the consistency of SP 312 with the General Plan that existed at that time, and found no impacts due to an inconsistency would result. Since that time, the County adopted a comprehensive update to its General Plan in 2003. The 2003 General Plan assumed buildout of SP 312 and did not identify any special policies applicable to the Project area. Addendum No. 1 evaluated consistency with the 2003 General Plan and did not identify any impacts due to an inconsistency. The Project proposes minor modifications to SP 312 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of Amendment No. 1 to SP 312, there would be no inconsistencies with the approved Specific Plan. In addition, the proposed Project would be consistent with all other applicable policies of the 2003 General Plan. Accordingly, no new or increased impacts would occur.

e) No impacts associated with the physical disruption or division of an established community were identified as part of EIR 411 or Addendum No. 1. There have been no changes in the surrounding circumstances since certification of EIR 411 or approval of Addendum No. 1 that could result in new impacts due to the physical division or disruption of an established community. 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, recreational, and open space land uses) that would contribute to the establishment of a community in the area. No new or increased 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure OS-5 "Mineral Resources Area", EIR No 411, Addendum No. 1

Findings of Fact:

a & b) No impacts to mineral resources were identified as part of EIR 411 or Addendum No. 1, and no mineral resources have been identified in the Project area since certification of EIR 411 or Addendum No. 1. According to General Plan Figure OS-5, the proposed Project site is not known to contain any mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Accordingly, new or more severe impacts to known mineral resources or locally-important mineral resource recovery sites would not occur.

c & d) No impacts due to the proximity of existing surface mines, proposed surface mines, or abandoned quarries or mines were identified as part of EIR 411 or Addendum No. 1, and no such facilities have been introduced in the Project area since certification of EIR 411 or Addendum No. 1. The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. Accordingly, no new or increased impacts due to an incompatibility with such uses would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the 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: General Plan Figure S-19 "Airport Locations," EIR 411, Addendum No. 1; Draft 2011 French Valley Airport Compatibility Map

Findings of Fact:

a) The Project site is located within the northern portions of the Airport Influence Area for the French Valley Airport. Impacts associated with airport noise were previously evaluated as part of EIR 411, which found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that SP 312 only would be exposed to airport-related noise levels of up to 60 dBA CNEL (i.e., within the southern portions of SP 312), which is below the County's standard of 65 dBA CNEL. Addendum No. 1 concluded that portions of the Project site would be subject to periodic noise levels exceeding 65 dBA, but found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified as part of Addendum No. 1 would continue to apply to the proposed Project, although the portion of the mitigation requiring a site-specific noise study due to airport noise would not apply because areas proposed for development within TR 36418 and TR 32289M1 occur outside of the 55 dBA CNEL. There are no components of the proposed Project that would result in the exposure of residents or workers to excessive airport-related noise levels beyond what was previously evaluated and disclosed as part of EIR 411 and/or Addendum No. 1. Therefore, new or more severe impacts due to airport-related noise would not occur with implementation of the proposed Project.

b) The proposed Project site is not located within two miles of a private airstrip; therefore, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in Addendum No. 1.

**31. Railroad Noise**

NA  A  B  C  D

Source: General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: Consistent with the findings of EIR 411 and Addendum No. 1, the Project site is not located within close proximity to any existing railroad corridors. No rail facilities have been constructed since certification of EIR 411 or Addendum No. 1; accordingly, 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: TR No. 36418 Noise Analysis, TR 32289M1 Noise Analysis, EIR 411, Addendum No. 1

Findings of Fact: Impacts associated with Highway Noise were previously addressed as part of EIR 411, and mitigation measures identified in EIR 411 would continue to apply to the proposed Project. As concluded in EIR 411, noise impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. As part of the required mitigation, site-specific noise studies are required prior to approval of each implementing tract.

As required by EIR 411, Addendum No. 1 included an analysis of highway-related noise impacts resulting from implementation of tracts 30694, 30695, and 30696 based on a site-specific noise study. Addendum No. 1 identified the need for mitigation involving the construction of noise barriers and specialized window and door treatments for lots with direct line-of-site to Briggs Road, Baxter Road, Leon Road, and Clinton Keith Road. Mitigation measures identified in Addendum No. 1 have been or will be implemented in association with development within tracts 30694, 30695, and 30696. Addendum No. 1 concluded that



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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highway-related noise impacts would be reduced to less than significant levels with the incorporation of the required mitigation.

In compliance with the requirements of EIR 411, site-specific noise impact analyses have been prepared for TR No. 36418 and TR 32289M1, which determined that future exterior noise levels within the tracts would be impacted by traffic-related noise levels associated with adjacent roadways. Specifically, future unmitigated noise levels on-site within TR 36418 are projected to range from 65.6 dBA CNEL to 68.9 dBA CNEL for lots abutting adjacent roadways, while future unmitigated noise levels on-site within TR 32289M1 are projected to range from 65.2 dBA CNEL to 75.7 dBA CNEL for lots abutting adjacent roadways. The site-specific noise analyses determined that with construction of noise attenuation barriers along the tract boundaries with Prairie Sun Way, Rockrose Lane, Baxter Road, and Briggs Road, exterior noise impacts would be reduced to below the County's standard of 65 dBA CNEL. Additionally, because precise building materials are not known at this time, the site-specific noise impact analysis also indicates that future noise studies will be required in association with building permits in order to ensure that interior noise levels are reduced to below the County's interior noise level standard of 45 dBA CNEL. These impacts are evaluated as significant and mitigation would be required, although the interior and exterior highway-related noise impacts would be reduced to less than significant levels with implementation of the required mitigation.

Mitigation:

**MM-1 (Condition of Approval 90.Planning.17 for TR 36418):** Prior to the final building inspection within TR 36418, the developer shall construct at least a 5-foot tall noise barrier along the perimeter of all lots that abut Prairie Sun Way, Rockrose Lane, and/or Baxter Road. 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 barriers 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- 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 90.Planning.17 for TR 32289M1):** Prior to the final building inspection within TR 32289M1, the developer shall construct at least a 6-foot tall noise barrier along the western perimeter of Lots 2-8, 18-19, 46-47, and 57-70; at least a 6.0-foot tall noise barrier along the northern perimeter of Lots 70-71, 86-87, 105, 122-123, and 140-141; at least a 6.0-foot tall noise barrier along the eastern perimeter of Lots 87-94; at least a 6.5-foot noise barrier along the western perimeter of Lot 1; and at least an 8.0-foot tall noise barrier along the western perimeter of Lots 177-179. The noise barriers 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 4.0 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;
- Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
- Earthen berm; or
- Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

**MM-3 (Condition of Approval 80.Planning.21 for TR 36418):** Prior to the issuance of building permits within TR 36418, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- 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 1/2-inch plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

**MM-4 (Condition of Approval 80.Planning.21 for TR 32289M1):** Prior to the issuance of building permits for Lots 1-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, 140-141, or 177-179 within TR 32289M1, the Project applicant or developer shall prepare a Final Noise Study to evaluate proposed on-site structures and as necessary to determine whether the interiors of all perimeter structures would achieve the County's interior noise standard of 45 dBA CNEL. In the event that interior noise levels are projected to exceed the required standard, then additional measures shall be incorporated into the building plans to reduce the interior noise levels to below 45 dBA CNEL. Such measures shall be as specified in the Final Noise Study, and may include, but are not necessarily limited to, the following:

- Standard dual-glazed windows shall have a Sound Transmission Class (STC) rating of 26 or higher for lots 3-8, 18-19, 46-47, 57-71, 86-94, 105, 122-123, and 140-141;
- Upgrade dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 32 or higher for lots 1-2 and 177-179;
- A "windows closed" means of mechanical ventilation (e.g., air conditioning);
- 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. Typical walls with this rating will have 2x4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board; and
- Roofs/ceilings shall utilize a minimum 1/2-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 411, Addendum No. 1

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Aside from noise associated with adjacent roadways and the French Valley Airport, which are addressed above, there are no other sources of noise within the Project vicinity that could subject future sensitive receptors to noise levels that exceed the County's exterior noise level standard of 65 dBA CNEL, and no such sources of noise were identified in EIR 411. As indicated in Addendum No. 1, noise impacts during near-term construction could occur if grading or construction activities occur in close proximity to developed/occupied noise sensitive land uses. Addendum No. 1 concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures identified by Addendum No. 1 have been or will be enforced as part of tracts 30694, 30695, and 30696. Construction activities within TR 36418 and 32289M1 would not occur adjacent to existing noise sensitive uses, as these areas are buffered from surrounding uses by existing roads, existing and proposed open space, and the proposed park sites within Planning Areas 16 and 18A. There are no conditions associated with the proposed Project that would result in new or increased construction-related noise impacts beyond what was previously identified in EIR 411 and/or Addendum No. 1. Accordingly, impacts from other noise sources would not occur.

**Mitigation:** No new mitigation measures beyond those identified in Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in Addendum No. 1.

**34. Noise Effects on or by the Project**

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

**Source:** General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); TR No. 36418 Noise Analysis, TR No. 32289M1 Noise Analysis, EIR 411, Addendum No. 1

**Findings of Fact:**

a), b) & c) EIR 411 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 411, 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 411 required as mitigation the preparation of site-specific noise impact analyses in association with future tentative tract maps in order to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would reduce noise levels to acceptable levels. These measures have been implemented by the proposed Project; please refer to the discussion and analysis provided above for Issue 32. Addendum No. 1 determined that implementation of TRs 30694, 30695, and 30696 would have a less than significant impact on ambient noise levels.

EIR 411 and Addendum No. 1 also evaluated potential noise impacts during construction. EIR 411 found that earth-moving activities would produce noise levels ranging up to 90 dBA at a distance of 50 feet. Impacts associated with construction-related noise were evaluated as potentially significant as part of EIR

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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411 and Addendum No. 1, but would be reduced to less than significant levels with the incorporation of mitigation measures. Mitigation measures specified in EIR 411 and Addendum No. 1 would continue to apply to the proposed Project; accordingly, near-term construction-related noise would be less than significant with implementation of the mitigation measures specified in EIR 411 and Addendum No. 1.

Long-term operational noise impacts also were evaluated as part of EIR 411. Project-related traffic noise off-site, which would be the primary source of noise associated with SP 312, was determined to be less than significant since it would not contribute more than 3.0 dBA CNEL to any road segment, indicating that Project contributions to the noise environment on affected roadways would not represent a perceptible change to the existing noise environment. The currently proposed Project would result in a net reduction in the number of residential units allowed on-site and would therefore result in a decrease in traffic-related noise off-site; therefore, the proposed Project would not increase noise impacts off-site beyond what was already discussed as part of EIR 411. No mitigation would be required for transportation-related off-site noise impacts.

There are no other components of the proposed Project that could result in significant noise impacts on- or off-site (refer also to the discussion of Issue 32, above).

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, General Plan Housing Element, EIR 411, Addendum No. 1

**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. Implementation of TR 36418 would result in the development of 50 residential units on-site, while TR 32289M1 would result in the development of 179 residential lots. Accordingly, and consistent with the findings of both EIR 411 and Addendum No. 1, the proposed Project would not displace any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) EIR 411 included an extensive analysis demonstrating that SP 312 was consistent with the Housing Element of the County's General Plan that was in effect at the time SP 312 was approved. In 2003, and subsequent to the original approval of SP 312, the County of Riverside updated its Housing Element. Addendum No. 1, which was approved following the 2003 Housing Element Update, determined that the Project would not result in an increase in demand for affordable housing. There have been no changes since approval of Addendum No. 1 that would result in the need for affordable housing beyond what is already identified in the General Plan Housing Element. The proposed Project seeks minor modifications to an existing approved specific plan, and proposes the reconfiguration of several planning areas. The proposed Project would expand the range of housing available within SP 312 with the introduction of 50 medium high density residential dwelling units within Planning Area 19. 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, and consistent with the findings of EIR 411 and Addendum No. 1, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such areas.

e) EIR 411 included an extensive analysis demonstrating that SP 312 was consistent with the Land Use Element of the County's General Plan that was in effect at the time SP 312 was approved. In 2003, and subsequent to the original approval of SP 312, the County of Riverside updated its General Plan Land Use Element. Addendum No. 1, which was approved following the 2003 General Plan Update, determined that the Project would not result in a substantial population increase. The regional population projections rely, in part, on General Plan and zoning designations (including Specific Plans), which have not substantively changed since approval of SP 312 or Addendum No. 1. Changes proposed as part of SP312A1 would result in a slight decrease in the number of units approved on-site, from 1,793 (as allowed pursuant to Substantial Conformance No. 1 to SP 312) to 1,671 units (as currently proposed by the Project). 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) EIR 411 and Addendum No. 1 did not identify any significant impacts specifically associated with substantial population growth. The proposed Project seeks minor changes to the internal configurations of land uses within an approved specific plan. There are no components of the proposed Project that would result in a substantial inducement to population growth. A large portion of the specific plan area is already built out, including backbone infrastructure (e.g., roads and utilities) in the southern portions of the Specific Plan area. 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.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: General Plan Safety Element, EIR 411, Addendum No. 1

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR 411 and Addendum No. 1, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. Mitigation measures identified as part of EIR 411 and Addendum No. 1 would continue to apply to the proposed Project. Additionally, the proposed Project would result in a net reduction of 421 units as compared to what was evaluated in EIR 411 and Addendum No. 1, thereby resulting in a reduced impact on fire protection services as compared to what was evaluated as part of EIR 411 and Addendum No. 1. Accordingly, significant impacts associated with fire protection services would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**37. Sheriff Services**

Source: General Plan, EIR 411, Addendum No. 1

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR 411 and Addendum No. 1, 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 411 and Addendum No. 1 as conditions of Project approval. Additionally, the proposed Project would result in a net reduction of 421 units as compared to what was evaluated in EIR 411 and Addendum No. 1, thereby resulting in a reduced impact on sheriff protection services as compared to what was evaluated as part of EIR 411 and Addendum No. 1. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in EIR 411 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

Monitoring: Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**38. Schools**

Source: GIS database, EIR 411, Addendum No. 1.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law. EIR 411 and Addendum No. 1 assumed that SP 312 would be developed with up to 1,793 dwelling units, while the proposed Project includes only a maximum of 1,671 dwelling units. As such, the proposed Project would result in a reduction in the number of

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students generated on-site by approximately 7% as compared to what was ultimately approved pursuant to EIR 411. Additionally, although the proposed Project would change Planning Area 19 from school to MHDR land uses, the Project area is adequately served by elementary and middle schools, as the Lisa J. Mails Elementary School and the Dorothy McElhinney Middle School both have been constructed since the original approval of SP 312, and these schools are located adjacent to the Specific Plan boundaries. Furthermore, a school site would be accommodated on-site within Planning Area 24. Therefore, since the proposed Project would result in an overall reduction in demand for school services as compared to what was evaluated in EIR 411 and Addendum No. 1, the Project area already is adequately served by elementary and middle school facilities, and due to mandatory payment of state-mandated school impact fees, impacts to school services would not occur and would not increase beyond the impacts previously identified and disclosed as part of EIR 411 and Addendum No. 1.

**Mitigation:** No new mitigation measures are required beyond payment of state-mandated school impact fees.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**39. Libraries**

**Source:** General Plan, EIR 411, Addendum No. 1

**Findings of Fact:** Impacts to library services were evaluated and disclosed as part of EIR 411 and Addendum No. 1, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation in the form of 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 as compared to what was ultimately approved pursuant to EIR 411 (from 1,793 to 1,671 units), which would result in a reduction in the demand for library services as compared to what was evaluated and disclosed as part of EIR 411 and Addendum No. 1. Accordingly, with compliance with the mitigation measure from EIR 411 and Addendum No. 1 requiring the payment of DIF fees, impacts to library services would not occur.

**Mitigation:** No new mitigation measures beyond those identified in EIR 411 and Addendum No. 1 are required.

**Monitoring:** Monitoring shall occur as specified in EIR 411 and Addendum No. 1.

**40. Health Services**

**Source:** General Plan, EIR 411, Addendum No. 1

**Findings of Fact:** Impacts to health services were evaluated and disclosed in EIR 411 and Addendum No. 1, 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 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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Parks and Recreation</b>				
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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, EIR 411, Addendum No. 1, 2010 Valley-Wide Master Plan.

**Findings of Fact:**

a) & b) Impacts associated with recreational facilities were evaluated and disclosed in EIR 411, which concluded that such impacts would not be significant. Implementation of the proposed Project would result in a substantial increase in the amount of park acreage accommodated on-site, from 17.1 acres under the existing approved SP 312 to 33.3 acres of active parkland under the proposed Project (including active recreational facilities within Planning Areas 8, 16 and 18A, 22 and 34, in addition to a 3.7-acre community recreation center in Planning Area 11). Based on population generation rates included in the Valley-Wide Parks and Recreation District Master Plan (2010), buildout of SP312A1 would generate a future population of approximately 5,347 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 26.7 acres of active parkland. As indicated above, the proposed Project would accommodate a total of 33.3 acres of active parkland. Impacts associated with buildout of the Specific Plan area, including proposed parks, were fully evaluated as part of EIR 411, Addendum No. 1, and in this Initial Study, and all impacts would be reduced to the maximum feasible extent through mitigation. Moreover, the provision of 33.3 acres of parkland on-site would ensure that the recreation needs of future Project residents are accommodated on-site, thereby ensuring that future Project residents would not substantially contribute to the physical deterioration of existing neighborhood or regional parks in the vicinity. Therefore, significant impacts would not occur, and impacts would be reduced as compared to what was evaluated in EIR 411 and Addendum No. 1. No new mitigation would be required.

c) The proposed project site is located within the boundaries of County Service Area No. 103 (CSA 103), which was established for the maintenance of street lighting. CSA 103 has not established park fees. The proposed Project site is, however, located within the Valley-Wide Recreation and Park District; however, no park fees would be required since the proposed Project would accommodate adequate recreational areas on-site (as discussed above under Issue 41.a). Accordingly, and consistent with the findings of EIR 411 and Addendum No. 1, a significant impact would not occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project application materials, SWAP Figure 8



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**Findings of Fact:** Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area as part of the currently adopted General Plan, which include a Regional Trail designation that traverses Planning Area 1, and a Class I Bike Path along Leon Road. Revisions proposed as part of SP312A1 would retain the existing planned Regional Trail within Planning Area 1, while a Class I Bike Facility already has been constructed along the eastern alignment of Leon Road. Accordingly, the proposed Project would be consistent with the planned trail designations as applied to the Project site by the SWAP. It should be noted that at the time that EIR 411 was certified by Riverside County, the Project area was not subject to the SWAP Trails and Bikeway System plan, and EIR 411 did not evaluate impacts due to trail facilities. Addendum No. 1 included an analysis of impacts to trails, and concluded that SP 312 would be consistent with the Trails and Bikeway System plan with mandatory compliance to Conditions of Approval imposed on TRs 30694, 30695, and 30696 (i.e., Conditions 30.PARKS.01, 60.PLANNING.26, and 80.PLANNING.24). Therefore, because SP312A1 is required to construct trail alignments consistent with SWAP Figure 8 and because an existing Class I Bike Trail already has been constructed along Leon Road, a significant impact associated with recreational trails would not occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>43. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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such facilities?

Source: CMP, EIR 411, Addendum No. 1, Trip Generation Assessment, Focused Traffic Analysis

Findings of Fact:

a) Revisions proposed as part of the proposed Project would result in the elimination of a school site on 10.0 acres, and an overall reduction in dwelling units allowed on-site. Specifically, SP312A1 would allow for a maximum of 1,671 units on-site, as compared to the 1,793 units that are allowed pursuant to the approved Specific Plan No. 312 Substantial Conformance No. 1, and as compared to the 1,793 dwelling units that were ultimately approved pursuant to EIR 411. Based on a Trip Generation Assessment prepared by Urban Crossroads, and based on current area conditions, the proposed Project would generate approximately 20,316 average daily trips, while the existing approved Specific Plan (and associated approved implementing tract maps) would generate approximately 21,790 average daily trips. Therefore, the proposed Project's 20,316 average daily trips would represent a substantial reduction compared to the 23,919 average daily trips that were evaluated as part of EIR 411 and the 21,790 trips that would occur per the existing approved Specific Plan. It should be noted that the traffic impact analysis prepared in association with EIR 411 assumed a total of 2,135 dwelling units, whereas only 1,793 dwelling units ultimately were approved pursuant to SP 312. Nonetheless, the proposed Project's 20,316 average daily trips still would represent a substantial reduction in traffic as compared to the traffic that would have been generated under the original SP 312 (i.e., 21,790 average daily trips). Impacts associated with buildout of SP 312 were fully evaluated in EIR 411 and Addendum No. 1, which concluded that, with mitigation, impacts to transportation/traffic would be reduced to less than significant levels. Mitigation Measures identified in EIR 411 and Addendum no. 1 would continue to apply to the proposed Project. Additionally, a Focused Traffic Analysis prepared by Urban Crossroads demonstrates that the proposed Project would not result in any new impacts beyond what was previously evaluated as part of EIR 411, although the updated analysis (based on current conditions) does demonstrate that a new northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road. Accordingly, since the proposed Project would result in an overall reduction in traffic generated on-site, and because the proposed Project would be subject to the mitigation measures specified in EIR 411 and Addendum No. 1 and the new requirement to construct the northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road, the proposed Project would not result in a significant impact due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additional mitigation measures beyond those already specified in EIR 411 and Addendum No. 1 would not be required.

b) The only CMP-designated roadway in the Project vicinity is I-215. 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 French Valley 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, public facility, and open space land uses on-site, while eliminating commercial retail uses from the Specific Plan. The proposed Project would not increase the maximum development intensity allowed within SP 312. 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, and consistent with the findings of EIR 411 and Addendum No. 1, the Project's long-term impacts related to established levels of service for CMP designated roads or highways 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 411 or Addendum no. 1.

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c) & d) Although portions of SP 312 are located within the Airport Influence Area for the French Valley Airport, land uses proposed on-site would not conflict with airport operations. Impacts to airports were previously evaluated as part of EIR 411, which identified significant, but mitigable, impacts to airport facilities. Mitigation measures identified in EIR 411 would continue to apply to the proposed Project. Furthermore, because the proposed Project would eliminate school uses from Planning Area 19 (which is located within the Airport Influence Area for the French Valley Airport), impacts would be reduced as compared to what was evaluated and disclosed in EIR 411. Although the proposed Project would increase areas proposed for recreational use (i.e., within Planning Areas 15, 16, and 18A), the proposed Project was determined to be consistent with the French Valley Airport Land Use Compatibility Plan by the Riverside County ALUC on June 14, 2012, subject to compliance with conditions of approval imposed by the ALUC that would be enforced by Riverside County. Accordingly, no new mitigation measures would be required.

e) The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, recreational, public facility, and open space land uses. Accordingly, the proposed Project would be compatible with surrounding land uses, and would not result in increased traffic-related hazards associated with incompatible uses; accordingly, a significant impact would not occur.

Proposed circulation improvements are identified on TR 36418 and TR 32289M1. All proposed circulation improvements, as well as the improvements identified by or constructed pursuant to previously approved tract maps, have been 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 TR 36418 and TR 32289M1 in relationship to the approved circulation plan for the French Valley Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Therefore, and consistent with the findings of EIR 411 and Addendum No. 1, 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 (in addition to roadways previously constructed within the Specific Plan Area), 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 411 or Addendum No. 1.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction. The only roadway that provides access to vicinity land uses under existing conditions is Baxter Road, which would not be affected by development of the proposed Project. All other construction activities associated with TR No. 36418 and TR 32289M1 would occur within the tract map boundaries. Additionally, all other areas of the Specific Plan area have been subdivided as part of previously-approved tentative tract maps, and the proposed Project would not interfere with access to any of these approved tracts. As such, and consistent with the findings of EIR 411 and Addendum No. 1, implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and a significant impact would not occur.

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h) The proposed Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. The requirement to provide adequate paved access to the Project area would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions, including in existing developed areas of SP 312. Furthermore, construction of improvements to Prairie Sun Way and Rockrose Lane would provide for secondary access to future homes within Planning Areas 12 and 13, thereby improving emergency access within the local area. 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 Planning Area 1), 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, and consistent with the findings of EIR 411 and Addendum No. 1, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and a significant impact would not occur.

**Mitigation:**

**MM-5 (Condition of Approval 10.Trans.001 for TR 36418 and TR 32289M1):** Prior to the final building inspection within TR 36418 or TR 32289M1, the developer shall install a northbound right-turn overlap is warranted at the intersection of Winchester (SR-79) at Benton Road.

**Monitoring:** Monitoring shall be the responsibility of the County of Riverside Planning Department and the County of Riverside Transportation Department

**44. Bike Trails**

**Source:** Project application materials, SWAP Figure 8.

**Findings of Fact:** Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*, depicts recreational trails within the Project area as planned by the currently approved General Plan, which includes a Class I Bike Path along Leon Road. This Class I Bike Facility already has been constructed along the eastern alignment of Leon Road, and the proposed Project would have no impact on this existing bike trail facility. It should be noted that at the time that EIR 411 was certified by Riverside County, the Project area was not subject to the SWAP Trails and Bikeway System plan, and EIR 411 did not evaluate impacts due to bike trail facilities. Addendum No. 1 included an analysis of impacts to bike trails, and concluded that SP 312 would be consistent with the Trails and Bikeway System plan with mandatory compliance to Conditions of Approval imposed on TRs 30694, 30695, and 30696 (i.e., Conditions 10.PLANNING.08, 50.PLANNING.09, 50.PLANNING.10, 60.PLANNING.05, and 100.PLANNING.08). Therefore, because SP312A1 would not conflict with the bike trail alignments consistent with SWAP Figure 8 and because an existing Class I Bike Trail already has been constructed along Leon Road, a significant impact associated with bike trails 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