

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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zoned property, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest	No	No	No
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))?	No	No	No
b) Result in the loss of forest land or conversion of forest land to non-forest use?	No	No	No
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?	No	No	No

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

Findings of Fact:

a) through c): The proposed Project site has been subject to disturbance associated with past agricultural uses on the site and mass grading. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. Although the specific topic of Forest was not evaluated in EIR 433, 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 of the Specific Plan would have no adverse effects on forests. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project	No	No	No
6. Air Quality Impacts	No	No	No
a) Conflict with or obstruct implementation of the applicable air quality plan?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	No	No
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)?	No	No	No
d) Expose sensitive receptors which are located within 1 mile of the project site to substantial point source emissions?	No	No	No
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	No	No	No
f) Create objectionable odors affecting a substantial number of people?	No	No	No

Source: Addendum No. 3, EIR No. 325, SP 256A2 Air Quality Impact Analysis, 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) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When EIR 325 was certified in 1994, the SCAQMD had not yet adopted any AQMPs for the Project area. Most recently, 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 disclosed in EIR 325, consistency with the currently applicable 2007 AQMP is discussed below.

The 2007 SCAQMD AQMP was based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the new EMFAC 2007 model for the most recent motor vehicle and demographics information, respectively.

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

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

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Impacts to air quality were previously evaluated and disclosed as part of Addendum No. 3 to EIR 325, which found that implementation of SP256A2 would not exceed the short-term construction or long-term operational standards for localized emissions (both CAAQS standards and SCAQMD's regional thresholds). In addition, the analysis of long-term local air quality impacts provided in Addendum No. 3 indicate that future carbon monoxide (CO) concentration levels along roadways and intersections in the Project area would not exceed 1-hour and 8-hour State CO pollutant concentration thresholds.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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The proposed TTM 36317 Project merely implements the approved land uses pursuant to SP 256A2, and would not result in any increases in air quality emissions beyond what was previously evaluated and disclosed as part of Addendum No. 3. On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

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

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 3, SP 256A2 resulted in an overall reduction in dwelling units allowed on-site, indicating that buildout of the Specific Plan would not exceed the assumptions in the AQMP. The Project does not propose any amendments to the site's General Plan or zoning designations, and no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) & c) Impacts resulting from buildout of the Specific Plan were previously evaluated and disclosed as part of Addendum No. 3, as summarized below.

Construction Emissions

EIR No. 325 identified less than significant impacts due to near-term construction emissions. Construction emissions associated with the proposed Project would be slightly reduced as compared to the emissions disclosed as part of EIR No. 325 since the total number of units allowed within the Specific Plan area was previously reduced from 1,764 dwelling units in the original Specific Plan to 1,737 dwelling units. Additionally, the proposed Project seeks to implement the land use designations of the approved Sycamore Creek Specific Plan Amendment No. 2, which was evaluated as part of Addendum No. 3 to EIR No. 325. Addendum No. 3 found that near-term construction emissions would not exceed the SCAQMD regional thresholds during buildout of the TTM 36317 site (as summarized below in Table 1, *Construction Activities Emissions Summary (Pounds Per Day)*). The data in Table 1 assumes mandatory compliance to applicable standard regulatory requirements, including but not limited to SCAQMD Rule 1113 (Architectural Coatings); SCAQMD Rule 431.2 (Low Sulfur Fuel), SCAQMD Rule 403 (Fugitive Dust), and SCAQMD Rule 1186/1186.1 (Street Sweepers). Therefore, implementation of the proposed Project would not result in any new construction-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Table 1 Construction Activities Emissions Summary (Pounds Per Day)

Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	30.11	32.73	72.80	0.09	8.83	3.27
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

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

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Operational Emissions

Long-term emissions associated with buildout of the Sycamore Creek Specific Plan were previously evaluated and disclosed as significant and unavoidable as part of EIR No. 325, although mitigation measures were identified to reduce long-term emissions to the greatest feasible extent (refer to EIR 325 Climate and Air Quality Mitigation Measures 3 and 4). Operational emissions resulting from buildout of the TTM 36317 site also were previously evaluated and disclosed as part of Addendum No. 3, which addressed SP 256A2. The proposed Project would be fully consistent with SP 256A2, and would therefore be consistent with the findings of Addendum No. 3, which found that all operational air quality impacts would be less than significant.

Specifically, long-term operation of the Project is expected to result in the emissions of Reactive Organic Gasses (ROG), NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational emissions are expected from the following primary sources: vehicles; combustion emissions associated with natural gas and electricity use; fugitive dust related to vehicle travel; operation of maintenance equipment; emissions from consumer products; and architectural coatings. The Project-related emissions burdens, along with a comparison of SCAQMD significance thresholds, are shown in Table 2, *TTM 36317 (2013) Operational Emissions Summary*. As demonstrated in Table 2, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Moreover, emissions would be slightly reduced as compared to the level of emissions assumed under EIR No. 325 since the Project implements a portion of SP256A2, which includes fewer dwelling units than the original Specific Plan. Therefore, implementation of the proposed Project would not result in any new operational-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 did not identify any impacts associated with the exposure of sensitive receptors which are located within 1 mile of the project site to substantial point source emissions

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

Potential impacts to nearby sensitive receptors could occur due to a violation of SCAQMD's Localized Significance Thresholds (LSTs) during construction or long-term operation, through the creation of a CO "Hotspot" due to the addition of Project traffic to surrounding roadways, or due to the exposure of nearby sensitive receptors to diesel particulate matter. However, such impacts were previously evaluated and disclosed as part of Addendum No. 3 to EIR No. 325, which found that such impacts would be less than significant. The proposed Project is fully consistent with SP 256A2, which was evaluated as part of Addendum No. 3. The findings from Addendum No. 3 are summarized below.

Table 3, *Localized Significance Summary - Construction*, presents the findings from Addendum No. 3 for localized emissions during construction of TTM 36317. As shown in Table 3, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds during construction. Table 4, *Localized Significance Summary - TTM 36317 Operations*, presents the findings from Addendum No. 3 for localized emissions during long-term operation of the Project. As shown in Table 4, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Table 2 TTM 36317 (2013) Operational Emissions Summary

Summer Months:

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

Winter Months:

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

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.

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

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

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

Table 3 Localized Significance Summary – Construction (Pounds Per Day)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	32.73	72.80	8.83	3.27
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO

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

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 4 Localized Significance Summary – TTM 36317 Operations

Summer Months:

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

Winter Months:

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

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.

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

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

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

Table 5, TTM 36317 Carbon Monoxide "Hot Spot" Levels, summarize the "worst-case" 1-hour and 8-hour CO concentrations for Project conditions in Year 2013. Based on the impact analysis, none of the locations in the vicinity of the Project are expected to exceed the maximum allowable 1-hour CO concentration of 20.0 parts per million (ppm) or the maximum allowable 8-hour CO concentration of 9.0 ppm. As presented in Table 5, the highest projected 1-hour CO concentration is 7.1 and the highest projected 8-hour CO concentration is 6.3 ppm. Accordingly, the proposed Project would not generate substantial CO emissions, and impacts to sensitive receptors, including sensitive receptors within one mile of the Project site, would be less than significant.

Table 5 TTM 36317 Carbon Monoxide "Hot Spot" Levels (2013)

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

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

The proposed Project would implement the land uses that were approved pursuant to SP 256A2, and would not increase near- or long-term emissions as compared to what was evaluated as part of Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the proposed Project would not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions. Therefore, implementation of the proposed Project would not result in any new air quality

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project would involve the construction of residential land uses within one (1) mile of active sand and gravel mining operations. The mining operations have been in place for over 35 years and was fully considered as an existing and ongoing condition as part of EIR No. 325. Mining operations, which are considered a point source emitter, generate fugitive dust during soil and rock uptake activities as well from wind erosion of aggregate storage piles. Therefore, development in the Sycamore Creek Specific Plan, including the portion of the Specific Plan that would be implemented by the proposed Project, would have the potential to expose sensitive receptors to substantial point source emissions.

Point source fugitive dust emissions generated by the adjacent mining operations were previously evaluated in EIR No. 325. As described in EIR No. 325, mining operations would generate substantial fugitive dust emissions and would expose residential land uses in the Sycamore Creek Specific Plan to significant adverse air quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) requires that specialized landscape buffers be installed and maintained along the property boundary with adjacent mining operations, which are planned to be accommodated along the western boundary of TTM 36317. The landscape buffers would be comprised of closely planted conifer trees to capture windblown particulate matter. EIR No. 325 concluded that installation of the landscape buffers would reduce fugitive dust emissions from the adjacent mining operations to less than significant levels. Therefore, because the proposed Project is implementing a portion of the previously evaluated Specific Plan and would not locate residential homes any closer to the mining operation than assumed by EIR No. 325, the proposed Project would not result in any new air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) The Project proposes to develop the TTM 36317 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, and consistent with the findings of EIR No. 325, 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. Although near-term odor impacts were not evaluated or disclosed as part of EIR No. 325, impacts due to short-term odors associated with Project construction would be less than significant. Therefore, implementation of the proposed Project would not result in any new odor impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Climate and Air Quality Mitigation Measure No. 3:

- *The mining operations existing to the west of the site should be monitored by the Riverside County Building and Safety Department to insure compliance with Ordinance 457, AQMD standards, and the conditions of Surface Mining Permits (SMP) 143 and 150.*

EIR 325 Climate and Air Quality Mitigation Measure No. 4:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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- Pursuant to the May, 1990 Air Quality report prepared by Michael Brandman Associates, a minimum of two staggered rows of closely planted conifers and/ or pines will be planted near the top of the northwest edge of the landscaped berm along the mining operation edge (see Figures 15 and 23 within the Specific Plan). In addition, a third row of closely spaced conifers and/or pines will be planted directly adjacent to the mining operation boundary. This third row of trees will act as a first line of defense against wind blown matter and will further minimize adverse impacts. The County may require the issuance of performance bonds by the developer and future maintenance entity, for a period of time to be determined by the County, for the planting, maintenance and replacement of the conifers and/or pines along this edge.

Monitoring: Monitoring shall be conducted by the Riverside County Building and Safety Department as part of their review of future implementing projects.

BIOLOGICAL RESOURCES Would the project			
7. Wildlife & Vegetation			
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	No	No	No
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)?	No	No	No
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?	No	No	No
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?	No	No	No
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?	No	No	No
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?	No	No	No
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No	No

Source: GIS database, WRC-MSHCP, On-site Inspection, MSHCP Consistency Analysis; DBESP

Findings of Fact:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional habitat conservation plan (HCP), applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. When EIR No. 325 was certified in 1994 and when EIR Addendum No. 1 was approved in June 2003, the MSHCP was not yet approved; however, impacts due to a conflict with the MSHCP were evaluated as part of Addendum Nos. 2 and 3, which found that no such impacts would occur.

Proposed TTM 36317 is located within the southwestern corner of MSCHP Cell Number 3545 within the Temescal Canyon Area Plan (TCAP). Conservation criteria for Cell 3545 require the conservation of approximately 5-15% of property within the Cell, focusing on the east-central portion of the Cell. This conservation requirement already has been fulfilled with the conservation of open space in Planning Area 21 of SP 256, and the Conservation Criteria does not affect lands proposed for development as part of TTM 36317.

Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." Applicable to TTM 36317 is MSHCP Section 6.1.2, because the Project would result in off-site impacts to approximately 0.079-acre of streambed habitat (a 2-foot wide drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4, *Corps/CDFG Jurisdictional Map*). Impacts to these areas are necessary to construct a proposed drainage outfall associated with adjacent and previously-approved TTM 31908. Although this drainage lacks wetland or riparian habitat and does not support species addressed in Section 6.1.2 of the MSHCP, the County considers unvegetated drainages to be Riverine Resources under Section 6.1.2 of the MSHCP. Mitigation for impacts to 0.079-acre of Riparian/Riverine and alluvial fan sage scrub habitat would occur through mandatory compliance with the MSHCP, which requires mitigation at a 1:1 ratio for streambed (0.015 acre) and 3:1 for alluvial fan scrub impacts (0.064 acre x3 = 0.192 acre) through acquisition of 0.207 acre of creation credits from the Riverside-Corona Resource Conservation District Riparian Mitigation Program. The required mitigation credits would provide preservation within areas already identified for long-term conservation and would benefit species targeted for MSHCP conservation. The required mitigation credits would meet the definition of a Biologically Equivalent Preservation Alternative consistent with MSHCP Section 6.1.2. As such, the proposed Project would be fully consistent with Section 6.1.2 of the MSHCP. In addition, TTM 36317 is required to adhere to other policies of the MSHCP, including requirements for the Wildland/Urban Interface where residential uses would abut open space areas on- and off-site (i.e., within and adjacent to the southwestern portions of TTM 36317).

In conclusion, because the MSHCP does not identify any portion of TTM 36317 for conservation, and because the Project is required by Riverside County to adhere to all applicable MSHCP policies, the proposed Project would not conflict with the MSHCP. No new or more severe biological impacts would occur beyond those disclosed in EIR No. 325, which concluded that impacts would be less than significant with mitigation. Adoption of the MSHCP since certification of EIR No. 325 does not constitute either a substantial change in the circumstances under which the Project is undertaken or new information of substantial importance regarding a new significant impact because the proposed Project is consistent with all applicable MSHCP policies and is required to comply with all applicable MSHCP requirements and by doing so, potential impacts to biological resources covered by the MSHCP are fully addressed. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Corps/CDFG Jurisdictional Map



Figure 4

Source: Helix (02-20-2012)



New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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b & c) EIR No. 325 concluded that buildout of the Specific Plan would result in significant but mitigable impacts to the Stephens' Kangaroo Rat. Since certification of EIR No. 325, the County has adopted a comprehensive mitigation fee program to address impacts to this species (Ordinance No. 663). Mandatory payment of fees pursuant to Ordinance No. 663 would fully mitigate potential impacts to the Stephens' Kangaroo Rat; accordingly Wildlife and Vegetation Mitigation Nos. 4 and 6 from EIR No. 325, which address impacts to the Stephens' Kangaroo Rat, are no longer applicable to the proposed Project.

Based on an assessment of habitat within TTM 36317 conducted by Helix Environmental Planning in August 2010, no sensitive plant or wildlife species would be impacted by the proposed Project. Helix Environmental Planning conducted surveys to locate sensitive plant species identified as having the potential to occur within TTM 36317. As a result of this survey, Helix determined that 24 plant species with the potential to occur within Riparian/Riverine habitat were not identified on-site; nine (9) species associated with alkali soils, grassland, and/or vernal pools with clay soils do not occur on-site; and suitable habitat for other sensitive plant species does not occur, indicating that these species have little or no potential to occur within the Project area. In addition, the survey results indicate that sensitive invertebrates, fish, amphibians, birds, and mammals do not occur on-site.

Based on these findings, and assuming mandatory compliance with Ordinance No. 663, implementation of TTM 36317 would not result in any new significant impacts to sensitive plant or wildlife species. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

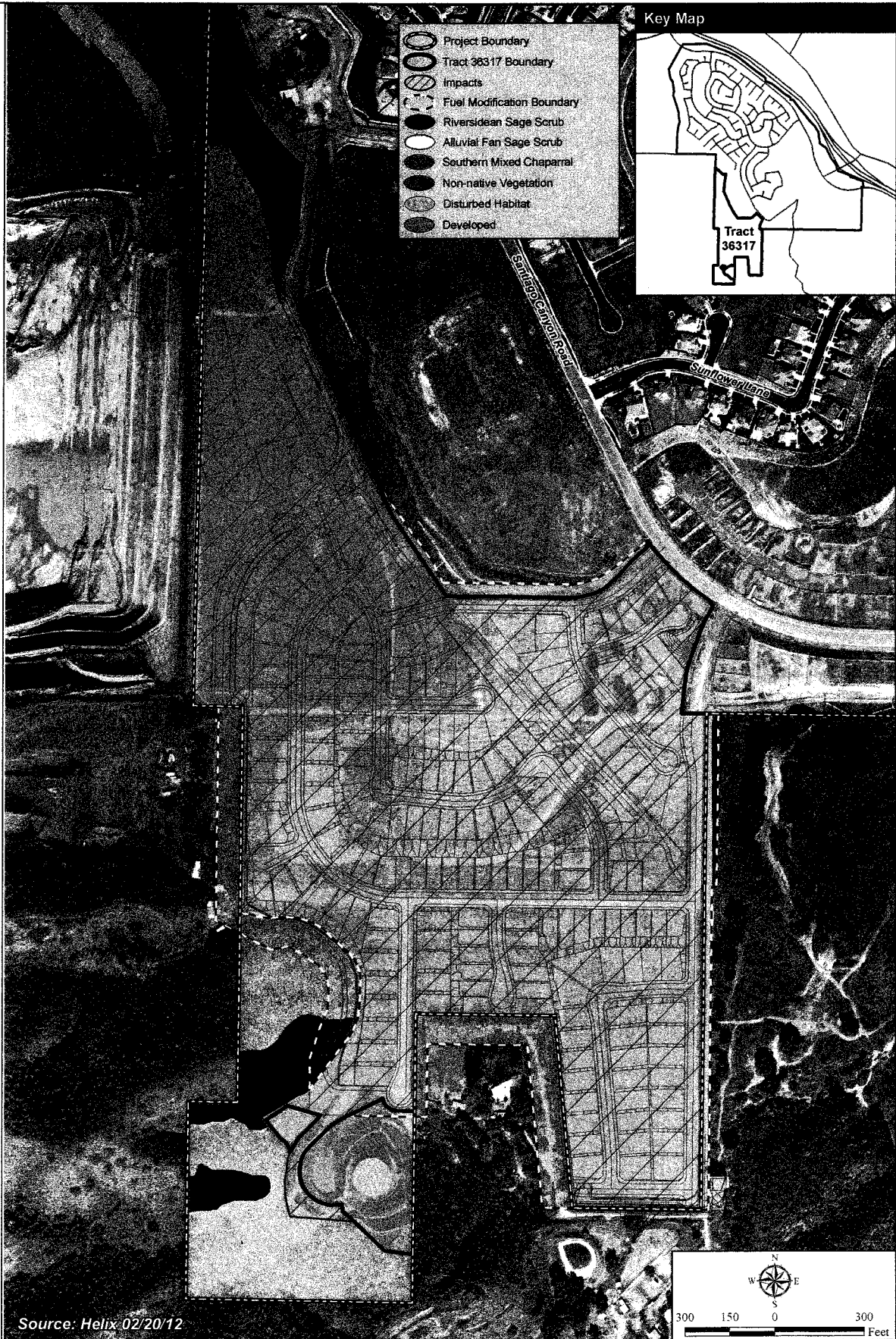
d) The adopted Sycamore Creek Specific Plan is designed to incorporate large areas of open space at the perimeter of the Specific Plan and in the south-central portion within Planning Area 21. SP256A2 also accommodates the conservation of approximately 9.6 acres of habitat near the southeastern boundary of the Specific Plan (Planning Area 22). Conservation of these areas already has occurred or will occur as a condition of approval of previously-approved tract maps, and will ensure that wildlife movement is accommodated through the Specific Plan area. In addition, the proposed Project is fully consistent with the MSHCP, which provides for the conservation of regional and local wildlife corridors, and also is fully consistent with SP 256A2. Accordingly, no impact to wildlife movement corridors would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) As depicted on Figure 5, *Vegetation Impacts – TTM 36317*, a large majority of the Project site is covered by disturbed habitat. Sensitive habitat, including Riversidean sage scrub and southern mixed chaparral, occurs only within the northern and southern portions of the Project site, and off-site along its eastern boundary. Implementation of TTM 36317 would result in some impacts to Riversidean sage scrub and southern mixed chaparral, the majority of which would result from fuel modification activities in the southwestern portion of the development. Those impacts are the same as disclosed previously by EIR No. 325. Although the implementation of TTM 36317 would impact Riversidean sage scrub and southern mixed chaparral habitats, impacts to these vegetation communities are not significant because they do not contain or serve as habitat for any sensitive plant or animal species on the property (see Issue 7.b) & c)). Additionally, permanent conservation of these vegetation communities is occurring throughout the Western Riverside County MSHCP Criteria Area on a regional basis and the Project site is not targeted for conservation by the MSHCP. As noted above under the discussion of Issue 7.a), the proposed Project is fully consistent with applicable MSHCP requirements.

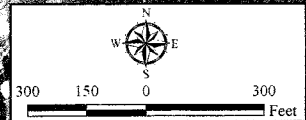
Just beyond the southeastern corner of the Project site and the Sycamore Creek Specific Plan boundary is an existing drainage course that contains approximately 0.079-acre of streambed habitat (a two-foot wide

Figure 5

Vegetation Impacts - TTM No. 36317



Source: Helix 02/20/12



New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4). This off-site drainage would be impacted by the construction of a drainage outfall needed in support of adjacent and previously-approved TTM 31908 (also located within the boundaries of the Sycamore Creek Specific Plan). Construction of the outfall is a required condition of approval previously imposed by the Riverside County Flood Control and Water Conservation Department on adjacent, approved TTM 31908. Because a portion of the outfall structure is designed to occur within the boundaries of TTM 36317 (the Project site under evaluation in this CEQA document), it is considered to be an improvement associated with the implementation of TTM 36317.

Impacts to drainage areas were previously evaluated and determined to be a significant impact as part of EIR 325, which imposed mitigation (Wildlife and Vegetation Mitigation Measure 3) requiring notification of and consultation with the California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (ACOE) and the acquisition of appropriate permits from these agencies. These permits have been issued. On June 15, 2012, the CDFG issued Notification of Lake or Streambed Alteration No. 1600-2011-0275-R6, which authorizes the planned impacts to the ephemeral drainage and associated riparian habitat necessary for construction of the drainage outfall. On October 5, 2012, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a Section 401 Water Quality Standards Certification and on October 24, 2012, the ACOE issued a Nationwide Permit Verification. As part of the permit issuances by the RWQCB and the ACOE, the Project Applicant was required to implement the following mitigation measures:

- Implementation of standard water quality related best management practices (BMP's) during construction activities; and
- Compensatory mitigation for impacts to 0.064-acre of alluvial fan sage scrub at a 3:1 ratio, and compensatory mitigation for impacts to 0.15-acre of jurisdictional streambed at a 1:1 ratio. Mitigation will occur through acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program.

With these approvals and permits from the CDFG, ACOE, and the RWQCB in place, the proposed Project has fulfilled the mitigation requirements specified by EIR No. 325 for impacts to Riparian/Riverine habitat associated with construction of the drainage outfall. Accordingly, Project impacts to the 0.079-acre of off-site streambed and alluvial fan sage scrub habitat do not represent a new significant impact as compared to what was previously evaluated and disclosed by EIR No. 325; and, the mitigation measures required in association with the CDFG, ACOE, and RWQCB approvals and permits would be enforced by Riverside County as part of the conditions of approval for proposed TTM 36317 and reduce any potential impacts to less than significant.

The functions of the impacted drainage course are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation). In addition, the alluvial fan sage scrub in the drainage course can provide habitat for various wildlife species. Water conveyed within the drainage is planned to be collected and detained in detention basins on the TTM 36317 property before being released back into the natural drainage course. Flows leaving the detention basins would consist of cleaned water with flow rates no greater than occurs under the pre-Project condition. As a result, water flows occurring in the drainage further downstream within targeted MSHCP conservation areas would not be adversely impacted by the proposed Project.

The mitigation measures imposed on the Project as part of the RWQCB and ACOE permits are consistent with MSHCP requirements for impacts to Riparian/Riverine habitat. The acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program would preserve areas targeted for long-term conservation and would benefit plant and wildlife species targeted for conservation by the MSHCP. With implementation of the MSHCP requirements and

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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compliance with the RWQCB and ACOE permits, the Project would have no significant impacts to riparian habitat or other sensitive natural communities, consistent with the conclusion reached in EIR No. 325. As such, Project's off-site impacts to 0.079-acre of Riparian/Riverine habitat do not comprise a new impact that was not previously evaluated as part of EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Based on the site specific analyses conducted by Helix Environmental Planning, areas proposed for development by TTM 36317 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Accordingly, a no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. There is one large oak tree that occurs in an off-site impact area originally proposed for the Project; however, the Project was subsequently redesigned to fully avoid impacts to this existing oak tree. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Wildlife and Vegetation Mitigation Measure No. 7:

- *A plant palette which uses predominantly native and drought tolerant vegetation shall be used for the open space areas in Planning Areas 24A, 24B, 24C and 24D. This plant palette can be found in Section IV A2, Plant Material Guidelines of the Specific Plan.*

Monitoring: Mitigation Measure 7 from EIR No. 325 shall be enforced by the Building and Safety Department during future review of landscaping plans.

CULTURAL RESOURCES Would the project			
8. Historic Resources			
a. Alter or destroy an historic site?	No	No	No
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	No	No	No

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

Findings of Fact:

a) & b): Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 for a portion of TTM 36317 also determined that no historic resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered historic resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

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

9. Archaeological Resources			
a. Alter or destroy an archaeological site.	No	No	No
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	No	No	No
c. Disturb any human remains, including those interred outside of formal cemeteries?	No	No	No
d. Restrict existing religious or sacred uses within the potential impact area?	No	No	No

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

Findings of Fact:

a & b) Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site contained only one single, isolated artifactual find, which was previously recorded and fully mitigated to a level below significance. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 and April 2011 for the area encompassed by TTM 36317 also determined that no archaeological resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered archaeological resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) No human remains have been identified on-site during past archaeological investigations or during the 2010/2011 site-specific investigation. In addition, disturbance of the Project site associated with past agricultural operations and mass grading already has occurred, indicating that the potential for uncovering human remains is negligible. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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d) The proposed Project site does not contain any existing religious or sacred uses, and already has been disturbed by past grading and agricultural activities. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

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

10. Paleontological Resources

	No	No	No
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?			

Source: General Plan Figure OS-8 "Paleontological Sensitivity", EIR No. 325

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR No. 325, which identified significant, but mitigable impacts to paleontological resources due to the presence of geologic soil types identified as having a "high" potential for containing fossils. Mitigation was imposed requiring the monitoring by a qualified paleontological monitor of site grading activities when they occur in certain geologic formations; however, no such geologic formations occur within the TTM 36317 boundaries. Accordingly, TTM 36317 would not result in significant impacts to paleontological resources. Furthermore, since the entire area of SP 256 has been subject to mass grading, there is little to no potential for impacting such resources with implementation of TTM 36317. Accordingly, no new impacts would occur, and additional monitoring by a paleontologist is not required to preclude significant impacts. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	No	No	No
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?			

b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	No	No	No
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Source: General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Report, EIR No. 325.

Findings of Fact:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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a) & b) All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of EIR No. 325, which determined that such impacts would be significant but mitigable to a level below significant (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1). A site-specific geotechnical report also has been prepared for TTM 36317, which concludes that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical reports. As disclosed in EIR No. 325 and the site-specific geotechnical report, the northeaster portion of the TTM 36317 site contains surface traces of the active Glen Ivy North Fault segment of the Elsinore Fault System, which is included in a State of California Alquist-Priolo Special Studies Zone. However, the Project has been designed to accommodate this active fault zone and appropriate fault setbacks by designating the affected portions of the site as part of the Passive Park within Planning Area 27 of SP 256. As concluded in the site-specific geotechnical evaluation, and based on the Project's design, the active faults on-site would not result in substantial safety hazards to proposed residential units on-site. In addition, additional geotechnical reports would be required in conjunction with future grading permits. Therefore, with compliance with the mitigation measures contained in EIR No. 325 and the recommendations of the site-specific geotechnical evaluation, impacts from Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones would be less than significant and would be no greater than was previously identified in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

12. Liquefaction Potential Zone

	No	No	No
a. Be subject to seismic-related ground failure, including liquefaction?			

Source: General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Liquefaction hazards were evaluated in EIR No. 325, which found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures requiring site-specific geotechnical reports to be prepared in conjunction with future development (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1, provided above under the discussion of Issue 11).

A site-specific geotechnical evaluation has been prepared in conjunction with Tentative Tract Map No. 36317. This site-specific geotechnical report indicates that the majority of the site has a moderate risk of liquefaction potential, with portions of the site having a low or very low potential for liquefaction. However, a continuous groundwater surface was not identified during exploratory borings conducted by the Project geologist, and a rise in the groundwater table is not anticipated. Due to the lack of shallow groundwater, the Project geologist concludes that the potential for liquefaction on-site is low. Accordingly, the Project

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant. Potential impacts associated with liquefaction hazards would be further reduced through mandatory compliance with the recommendations contained in the site-specific geotechnical evaluation, which would be assured by Riverside County through the Project's conditions of approval.

Potential effects due to liquefaction hazards were previously evaluated as part of EIR No. 325, and the proposed Project is within the scope of analysis contained within EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Slopes and Erosion Mitigation Measure No. 1 shall apply (see Issues 11.a) and 11.b), above).

Monitoring: Monitoring shall occur as noted above under Issues 11.a) and 11.b).

13. Ground-shaking Zone

a. Be subject to strong seismic ground shaking?	No	No	No
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Source: General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report, EIR No. 325.

Findings of Fact: All potential impacts were addressed in EIR No. 325 for Specific Plan No. 256. A geological investigation was prepared in conjunction with EIR No. 325, and a site-specific geotechnical evaluation has been prepared for TTM 36317. As concluded in EIR No. 325 and the site-specific geotechnical evaluation, with avoidance of the fault zone that is accommodated by TTM 36317 within the passive park in Planning Area 27 of SP 256, seismic-related hazards would not be greater than that which occurs in southern California as a whole. Mandatory compliance with the County's building code would ensure that future structures on-site are not at risk of damage or collapse. As such, impacts due to strong seismic ground shaking are evaluated as a less than significant impact of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

Findings of Fact:

a) As concluded in the site-specific geotechnical investigation for Tract Maps 36317 and in EIR No. 325, due to the lack of significant slopes on the Project site, the potential for landslides on-site are considered remote. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet, with exception of a berm proposed along a portion of the western limit of the tract that would exceed 10 feet in height. However, the berm was reviewed as part of the site-specific geotechnical evaluation and was determined not to pose any landslide risk. As such, there would be no

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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impacts associated landslide risks within TTM 36317. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

No No No

Source: Geotechnical Report, EIR No. 325.

Findings of Fact:

a) As concluded in the site-specific geotechnical evaluation for Tract 36317, due to the presence of relatively dense fan deposits below the planned removal depths, the potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely. Unstable soils resulting from Project development also would not occur since the proposed Project would be required to adhere to the site-specific recommendations of the geotechnical report. The recommendations in the site-specific geotechnical evaluation would be incorporated into the Project's conditions of approval and/or future site-specific geotechnical evaluations required in support of future grading permits for the site. As such, the proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

No No No

Source: On-site Inspection, Project Application Materials

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 in EIR No. 325, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
17. Slopes			
a. Change topography or ground surface relief features?	No	No	No
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	No	No	No
c. Result in grading that affects or negates subsurface sewage disposal systems?	No	No	No

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

Findings of Fact:

a) through c): EIR No. 325 identified significant but mitigable impacts associated with slopes (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1), but did not identify any impacts associated with subsurface sewage disposal systems. Implementation of EIR No. 325 Slopes and Erosion Mitigation Measure 1 would ensure that slopes proposed as part of TTM 36317 do not result in safety hazards. The proposed Project site has been subject to mass grading activities and was used for agricultural production in the past. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TTM 36317 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet, with exception of a proposed berm along the western boundary of TTM 36317 that would be greater than ten feet in height. Although this berm would be constructed at a height in excess of 10 feet in height, the berm would be constructed with side slopes at a maximum gradient of 2:1, and would not result in any new impacts to the environment nor would it subject any persons or structures to impacts associated with slope failure. Within the areas proposed for development by TTM 36317, there are no existing subsurface disposal systems. As such, new impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

18. Soils			
a. Result in substantial soil erosion or the loss of topsoil?	No	No	No
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?	No	No	No
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?	No	No	No

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR No. 325. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 36317, as required by EIR No. 325. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Based on a site-specific geotechnical evaluation prepared for TTM 36317, the expansive potential of on-site soils are considered "very low" to "low." As such, development of the site as proposed by TTM 36317 would not result in any substantial risks to life or property associated with expansive soils. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion	No	No	No
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	No	No	No
b. Result in any increase in water erosion either on or off site?	No	No	No

Source: U.S.D.A. Soil Conservation Service Soil Surveys, EIR No. 325, Hydrology Study for TR 36317, Off-Site Drainage Study

Findings of Fact:

a) & b): All potential impacts were addressed in EIR No. 325, which concluded that erosion-related impacts would be reduced to a level below significance through mandatory adherence to the Grading Plan Development Standards contained in Specific Plan No. 256. Additionally, a hydrology study was prepared in conjunction with TTM 36317 and for the off-site drainage feature required pursuant to Tentative Tract Map 31908. These reports demonstrate that proposed drainage features planned on-site would not result in a substantial increase in the rate or volume of runoff from the site as compared to existing conditions. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Therefore, with mandatory compliance with the Grading Plan Development Standards contained in Specific Plan No. 256 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures are required.

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

20. Wind Erosion and Blowsand from project either on or off site.	No	No	No
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?			

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

Findings of Fact:

a) Wind erosion and blowsand impacts were evaluated in EIR No. 325, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. The proposed Project is within the scope of analysis provided in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

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?	No	No	No
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	No

Source: Project Application Materials, Climate Change Analysis, CARB Scoping Plan, Addendum No. 3

Findings of Fact:

a) & b) Greenhouse gas emissions associated with the development and operation of the proposed Project were previously evaluated as part of Addendum No. 3 to EIR No. 325 (prepared in association with SP 256A2). Since the proposed Project would implement a portion of the land uses allowed by SP 256A2; the analysis contained in Addendum No. 3 is directly relevant to the proposed Project. Addendum No. 3 concluded that mandatory compliance with existing and proposed State measures to reduce GHG emissions would reduce emissions by 24.9 percent, or 1,702.3 metric tons per year of CO₂e, in the Year 2013 and would decrease emissions by 42.2 percent, or 2,885.86 metric tons per year of CO₂e, in the Year 2020. The proposed Project seeks to implement the land uses allowed pursuant to SP 256A2, and the construction and operational characteristics of the proposed Project are within the scope of analysis provided in Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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proposed Project would not generate GHG emissions that would have a significant impact on the environment, and the proposed Project would be consistent with, or otherwise would not conflict with, applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

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?	No	No	No
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?	No	No	No
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	No	No	No
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No	No
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?	No	No	No

Source: Project Application Materials, EIR No. 325, Addendum No. 3.

Findings of Fact:

a & b) As concluded in EIR No. 325 and Addendum No. 3, the proposed Project does not propose any future land uses that will permit hazardous materials, and impacts would not occur. The proposed Project is consistent with the land use designations of SP256A2 and would not introduce uses to the site with a potential for transporting, using, or disposing hazardous materials, nor would the proposed Project increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as compared to what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 2. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. EIR No. 325 and addenda thereto evaluated the potential for conflict with evacuation routes, and found that no such conflict would occur. The proposed Project would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. Impacts would not increase relative to what was identified and disclosed as part of EIR No. 325 or addenda thereto. Therefore, implementation of

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any potential impacts associated with hazardous materials affecting school sites. The Todd Elementary School is located approximately 0.35-mile north of the TTM 36317 site. As noted under issues 22 a) and b), the proposed Project would not involve the potential for handling, storing, or transporting hazardous materials or substances. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports			
a. Result in an inconsistency with an Airport Master Plan?	No	No	No
b. Require review by the Airport Land Use Commission?	No	No	No
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?	No	No	No
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?	No	No	No

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

Findings of Fact:

a) through d): Potential impacts to airports were addressed in EIR No. 325, which concludes that such impacts would not occur since the project site is not located within close proximity to any public or private airports. As such, no impacts to airports would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area			
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	No	No	No

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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 Temescal Canyon Area Plan (TCAP) Figure 11, the majority of the proposed Project site is identified as having a "Low" susceptibility to wildland fire hazards, although the southernmost portions of the site are identified as having a "High" or "Very High" susceptibility. SP 256 includes Design Guidelines requiring incorporation of fuel modification zones at the interface between urban development and natural open space areas. The proposed Project would be required to incorporate fuel modification zones consistent with the requirements of SP 256. Additionally, EIR No. 325 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, potential impacts due to fire safety would be reduced to less than significant levels (refer to EIR No. 325 Fire Services Mitigation Measures 3 through 5). As part of the required mitigation, EIR No. 325 required the construction of a new fire station within the Specific Plan, which has since been constructed and is now fully operational. Accordingly, with mandatory compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from EIR No. 325 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Fire Services Mitigation Measure No. 3:

- *Additionally, as previously mentioned the project is located within the "Hazardous Fire Area." All buildings shall comply with provisions contained within Riverside County Ordinance No. 546 as well as the following specific plan requirements:*
 - a. *Roof Covering - Roof covering shall be fire retardant roofing as specified in section 3202(e) of the Uniform Building Code, or other fire retardant roofing that has been tested by the Underwriters Laboratory or other recognized testing agency and accepted by the International Conference of Building Officials. Any wood shingles shall be a Class B rating and shall be approved by the Fire Department prior to installation.*
 - b. *Protection of Openings - Opening into attics, floors or other enclosed areas shall be covered with corrosion-resistant wire mesh not greater than 1/4 inch in any dimension unless such openings are equipped with sash or doors.*

EIR 325 Fire Services Mitigation Measure No. 4:

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

EIR 325 Fire Services Mitigation Measure No. 5:

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

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

HYDROLOGY AND WATER QUALITY Would the project			
25. Water Quality Impacts	No	No	No
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?	No	No	No
b. Violate any water quality standards or waste discharge requirements?	No	No	No
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)?	No	No	No
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?	No	No	No
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?	No	No	No
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	No	No
g. Otherwise substantially degrade water quality?	No	No	No
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)?	No	No	No

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map affecting the southwestern portion of SP 256, which is an area that largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB).

Site-specific hydrology and water quality studies have been prepared in association with TTM 36317, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the proposed Project site largely has been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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In addition, under existing conditions an existing channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Additionally, grading proposed as part of TTM 36317 would involve upstream modifications to the natural drainage patterns, which would add divert runoff from approximately 28.2 acres from heading northerly, and would instead direct these flows to the northeast. The diversion of these flows would increase the size of the existing drainage basin to the northeast by approximately 5.1%. However, with improvements planned as part of TTM 36317, including the construction of detention basins, the flow rates would be reduced by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs under peak (100-year) storm events. Although the diversion of these flows would result in an increase in the maximum volume of flows (by approximately 7.5%), such an increase would not result in an increased potential for erosion or flooding since the peak runoff rate would be reduced as compared to historic conditions.

Accordingly, with compliance with site-specific WQMP and hydrology studies, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific water quality management plan (WQMP) has been prepared for TTM 36317. The site-specific WQMP identifies measures that will be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Measures required in association with TTM 36317 would minimize urban runoff, minimize impervious footprints, conserve natural areas, minimize directly connected impervious areas, require education for future property owners, restrict activities that would interfere with proper drainage and water quality functions, reduce runoff from irrigation, require weekly street sweeping, provide for routine inspection and maintenance of drainage facilities, include stencils at drain inlets and catch basins to discourage refuse, and incorporate landscaping to minimize the potential for erosion, incorporate sand filter basins and/or detention basins to encourage infiltration. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs would be assured through standard County conditions of approval. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. As such, and consistent with the findings of EIR No. 325, a significant impact to groundwater supplies would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific hydrology study and WQMP have been prepared for TTM 36317 to identify measures to reduce Project runoff, to ensure that the volume of runoff does not significantly increase with

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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development of the site, and to identify measures are incorporated to reduce the potential for polluted runoff that could affect water quality. Compliance with the site-specific hydrology study and WQMP would be assured through standard County conditions of approval.

In addition, and as discussed under the analysis of Issue 25.a), above, drainage improvements planned in the southeastern corner of TTM 36317 (and in areas immediately adjacent to the southern and eastern tract boundary) would not result in an increase in the flow rates or velocities of the existing off-site drainage. As such, proposed improvements to convey the off-site drainage across the southeastern corner of TTM 36317 would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. In addition, the off-site drainage flows originate from undeveloped areas upstream, and would merely be conveyed through the site; as such, this drainage would not contribute any new sources of polluted runoff.

Furthermore, and as also discussed under the analysis of Issue 25.a), above, although the Project would divert flows from approximately 28.2 acres of an existing watershed, improvements planned as part of TTM 36317, including the construction of detention basins, would reduce the flow rates by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs, under peak (100-year) storm events. As such, the diversion of runoff would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

Therefore, with mandatory compliance with the site-specific hydrology studies and WQMP, the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e & f) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not place housing or structures within any identified floodplains or flood hazard areas, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) Consistent with the findings of EIR No. 325, there are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Refer also to the response to Issue 25.b). No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) The Project does not propose any new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, and consistent with the findings of EIR No. 325m, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	No	No	No
b. Changes in absorption rates or the rate and amount of surface runoff?	No	No	No
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)?	No	No	No
d. Changes in the amount of surface water in any water body?	No	No	No

Source: General Plan Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study,, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within the southwestern portions of SP 256. This portion of the Specific Plan area largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). A site-specific hydrology and water quality study has been prepared for TTM 36317, which incorporates measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site.

In addition, under existing conditions an existing drainage channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Accordingly, development of the site would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. According to General Plan Figure S-10, the proposed Project site is not subject to dam inundation hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not result in any changes in the amount of surface water in any water body, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project		
27. Land Use			
a. Result in a substantial alteration of the present or planned land use of an area?	No	No	No
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	No	No	No

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

Findings of Fact:

a) The proposed Project seeks to implement the allowed land uses pursuant to the approved SP 256A2. Consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not result in a substantial alteration of the present or planned land use of the area, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located within the sphere of influence for the City of Corona. Impacts due to a conflict with the land use designations applied to the site by the City of Corona General Plan were previously evaluated as part of EIR No. 325 and addenda thereto, which did not identify any significant impacts. The proposed Project seeks merely to implement the land use designations assigned to the site by the approved SP 256A2. As such, implementation of the proposed Project would have no adverse effects on the City of Corona's sphere of influence. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Monitoring: No monitoring is required.

28. Planning			
a. Be consistent with the site's existing or proposed zoning?	No	No	No
b. Be compatible with existing surrounding zoning?	No	No	No
c. Be compatible with existing and planned surrounding land uses?	No	No	No
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	No	No	No
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	No	No

Source: General Plan Land Use Element, Staff review, GIS database, EIR No. 325, Addendum No. 3.

Findings of Fact:

a, b, and c) The issue of land use compatibility was evaluated as part of EIR No. 325. With exception of potential impacts associated with the site's location adjacent to an existing mining operation, SP 256 was found to be compatible with existing and planned surrounding land uses and zoning. Mitigation measures were incorporated into EIR No. 325 to address impacts associated with the site's proximity to existing mining operations, and these mitigation measures would continue to apply to the proposed Project and have been accommodated within TTM 36317 (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). There are no components of the proposed Project that would affect the conclusions of EIR No. 325 with respect to land use compatibility. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) The proposed Project would be fully consistent with SP 256A2, which was previously determined to be consistent with the General Plan as part of Addendum No. 3. TTM 36317 is fully consistent with the land use designations and policies contained within SP 256 and the General Plan; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Consistent with the finding of EIR No. 325 and addenda thereto, the proposed Project would not result in the physical disruption or division of any established communities. The proposed Project would represent the continuation of an existing development pattern (i.e., residential and recreational land uses) that would contribute to the establishment of a community in the area. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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MINERAL RESOURCES Would the project

29. Mineral Resources	No	No	No
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?	No	No	No
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No	No	No
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	No	No	No
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	No	No	No

Source: General Plan Figure OS-5 "Mineral Resources Area", EIR No 325, Addendum No. 3

Findings of Fact:

a & b) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Project impacts to mineral resources also were evaluated in EIR No. 325, which concluded that such impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b & c) The proposed Project site is located adjacent to an existing mineral resources operation (Mayhew Canyon Quarry). Impacts associated with the Project site's close proximity to this facility were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which found that such impacts could be reduced to less than significant levels with the incorporation of mitigation measures (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). Mitigation measures from EIR No. 325 would continue to apply to the proposed Project. There are no components of the proposed Project that would increase any of the impacts previously evaluated, disclosed, and mitigated to a level below significance by EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

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?	No	No	No
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	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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? No No No

NA A B C D

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

Findings of Fact:

a) & b) The Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise	No	No	No
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			

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

Findings of Fact: EIR No. 325 and addenda thereto did not identify any impacts due to railroad noise. The Project site is located within one mile of an abandoned railroad right-of-way. Because rail activity does not occur along this former rail line, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise	No	No	No
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			

Source: Noise Analysis; Noise Analysis Addendum Letter.

Findings of Fact: As previously discussed in EIR No. 325, residential land uses in the eastern portion of the Sycamore Creek Specific Plan area would be exposed to significant, unmitigated traffic noise levels. To mitigate these significant noise impacts, EIR No. 325 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (see Noise Mitigation Measure Nos. 2 through 6 from EIR No. 325). Mitigation Measure 2 from EIR 325 required site-specific noise studies associated with implementing tentative tract maps. The Project has prepared a site-specific noise study to evaluate the tentative map in light of exterior noise sources. Noise Mitigation Measure 3 applied only to development along I-15/Campbell Ranch Road, and is not applicable to the proposed Project. Noise Mitigation Measure No 4

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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addressed development along Mayhew Canyon Road, and is therefore not applicable to the proposed Project. Noise Mitigation Measure 5 addressed commercial uses, and is not applicable to the proposed Project. Noise Mitigation Measure 6 addressed noise along Campbell Ranch Road, and is therefore not applicable to the proposed Project. Accordingly, the mitigation measures from EIR 325 addressing highway noise are not applicable to the proposed Project.

Exterior Noise Levels

As required by EIR No. 325 Noise Mitigation Measure 2, a noise impact analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels from the I-15 Freeway, other nearby roadways, or other exterior noise sources. The analysis initially determined that residential lots abutting Santiago Canyon Road would be exposed to unmitigated noise levels exceeding 65 dBA CNEL. However, since the preparation of the noise analysis, TTM 36317 has been redesigned to provide for a 2.3-acre water quality basin adjacent to Santiago Canyon Road. Residential units are no longer proposed along Santiago Canyon Road. Based on a noise analysis addendum letter prepared by the Project's noise consultant, it was determined that the remaining residential lots within TTM 36317 would not be exposed to exterior noise levels in excess of 65 dBA CNEL. Accordingly, no exterior noise impact would occur.

Interior Noise Levels

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

As concluded by the noise analysis addendum letter, new construction will generally produce a "windows closed" noise reduction ranging from 20 dBA to 30 dBA. Based on these levels of noise reductions, and based on the conclusion above that exterior noise levels would not exceed 65 dBA CNEL, future homes within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

Conclusion

The Project-specific noise impact analysis determined that noise generated from traffic on surrounding roadways would not expose future on-site residences to exterior or interior noise levels in excess of the County's standard. Accordingly, a less than significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise					No	No	No		
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>

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

Findings of Fact: The Project site is adjacent to active sand and gravel mining operations. As previously discussed in EIR No. 325, nearby mining operations would not expose on-site residents to substantial noise levels and impacts were determined to be less than significant. However, in order to ensure that

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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future on-site residents would not be exposed to excessive noise associated with off-site mining operations, a Project-specific analysis was conducted for TTM 36317.

To evaluate the existing noise level environment, four (4) long-term 24-hour measurements were taken at the location of the proposed noise-sensitive single-family homes in located in Tentative Tract Map 36317. The long-term 24-hour noise level measurements were positioned along the western property line of the proposed Tentative Tract Map 36317, as shown in Exhibit 3 of the Supplemental Operational Noise Impact Analysis, to assess the existing ambient hourly noise levels that include the stationary source noise level impacts from the Mayhew Canyon Quarry operations. The noise level measurements were recorded by Urban Crossroads, Inc. on February 1st and 2nd, 2011 and are shown in Table 6, *Long-Term Noise Level Measurements*. The noise level measurements include typical weekday operations associated with the adjacent Mayhew Canyon Quarry.

Table 6 Long-Term Noise Level Measurements

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

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

According to Urban Crossroads, the existing noise environment is dominated by traffic-related noise from the I-215 freeway. In addition to highway-related noise, periodic stationary source noise from the adjacent mining operations is audible along the western portion of TTM No. 36317. The Mayhew Canyon Quarry relies on a haul trucks to move material from the pit to the jaw crusher located near the central plant. Due to the jaw crusher being located beneath one of the truck ramps, it is shielded from being a major noise source. Relative to the proposed single-family homes within Tentative Tract Map 36317, all sources such as a redi-mix operation are located northwest of the mining pit and are therefore overshadowed by noise impacts associated with the haul truck activities. Due to the nature of the operations at the mining facility, a worse-case scenario putting all sources and receptors at the same elevation may not take into account the current noise attenuation created by operations occurring at below grade elevations in the mine. For the purpose of analysis, a cluster of four (4) heavy trucks operating simultaneously were placed at the center of the C.L. Pharris Mine.

In order to evaluate the noise impacts associated with the C.L. Pharris mining operations, short-term reference noise level measurement was taken by Urban Crossroads Inc. on November 17, 2010 as shown in Table 7, *Short-Term Reference Noise Level Measurement*. The measurements were taken at the Pacific

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Aggregates Mining Operation in the City of Lake Elsinore. The reference exterior noise level measurement represents the impacts associated with aggregate mining that includes heavy truck hauling activity. The reference noise level measurements indicate a noise level of 78.3 dBA Leq at a distance of 10 feet.

Table 7 Short-Term Reference Noise Level Measurement

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

Based upon the reference noise levels, it is possible to estimate the noise level impacts associated with the existing mining facility at the proposed noise-sensitive single-family homes located in Tentative Tract Map 36317. Using the reference noise level measurements, the calculated mining equipment hourly noise impacts are presented in Table 8, *Mayhew Canyon Quarry Operational Noise Level Impacts*. The analysis shown on Table 8 indicates that the single-source, hourly unmitigated noise level impacts at receptors 1 through 4 will range from 34.8 to 37.5 dBA Leq. The location of the receptors are shown in Figure 6, *Operational Noise Level Impacts*. With the addition of a minimum 8.0-foot high noise barrier, the single-source, mitigated hourly noise level at the receptors range from approximately 30.3 to 35.7 dBA Leq. It should be noted that, as shown on Figure 1, TTM 36317 incorporates a landscaped berm measuring at least ten feet in height along the western edge of TTM 36317, which would be consistent with the barrier required by the Supplemental Operational Noise Impact Analysis. Taking into account the addition of the a minimum ten-foot noise barrier, the attenuated, overall stationary noise level impacts assuming a cluster of four (4) heavy trucks operating simultaneously are expected to range from 36.3 to 41.7 dBA Leq.

To assess the existing noise level contributions, the mine operation noise level impacts were subtracted from the measured overall existing ambient hourly noise levels to determine both the ambient hourly noise level impacts without mining activities as well as the contribution created to the ambient level created by the Mayhew Canyon Quarry. Table 9 through Table 12 show the calculations at all four receptors. These calculations show that existing traffic noise level impacts from the I-215 Freeway dominates the existing ambient noise environment. The noise level impacts associated with the mining facility do not exceed either the daytime or nighttime noise level standards at any receptor. The operational noise contribution column in each table shows that the Mayhew Canyon Quarry provides an ambient noise level increase at all receptors ranging from 0.1 to 6.2 dBA Leq. During the hours of 11 p.m. to 2 a.m. the operational noise impacts at R1 and R2 range from 3.2 to 6.2 dBA Leq; however, the overall noise levels are not expected to exceed the County of Riverside nighttime exterior stationary noise standard of 45 dBA Leq. During all other times at R1 through R4, and assuming a minimum 8.0-foot high noise barrier, operational related noise level impacts will contribute less than 3.0 dBA to existing ambient noise levels at receptors along the western portion of Tentative Tract Map 36317, and therefore do not create a potential significant noise level impact.

There are no other sources of noise in the vicinity of the Project site that could expose proposed on-site residential uses to excessive noise levels. Accordingly, a significant impact to future residential uses on-site would not occur as a result of the existing mining operations or any other existing noise source in the area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Monitoring: No monitoring is required.

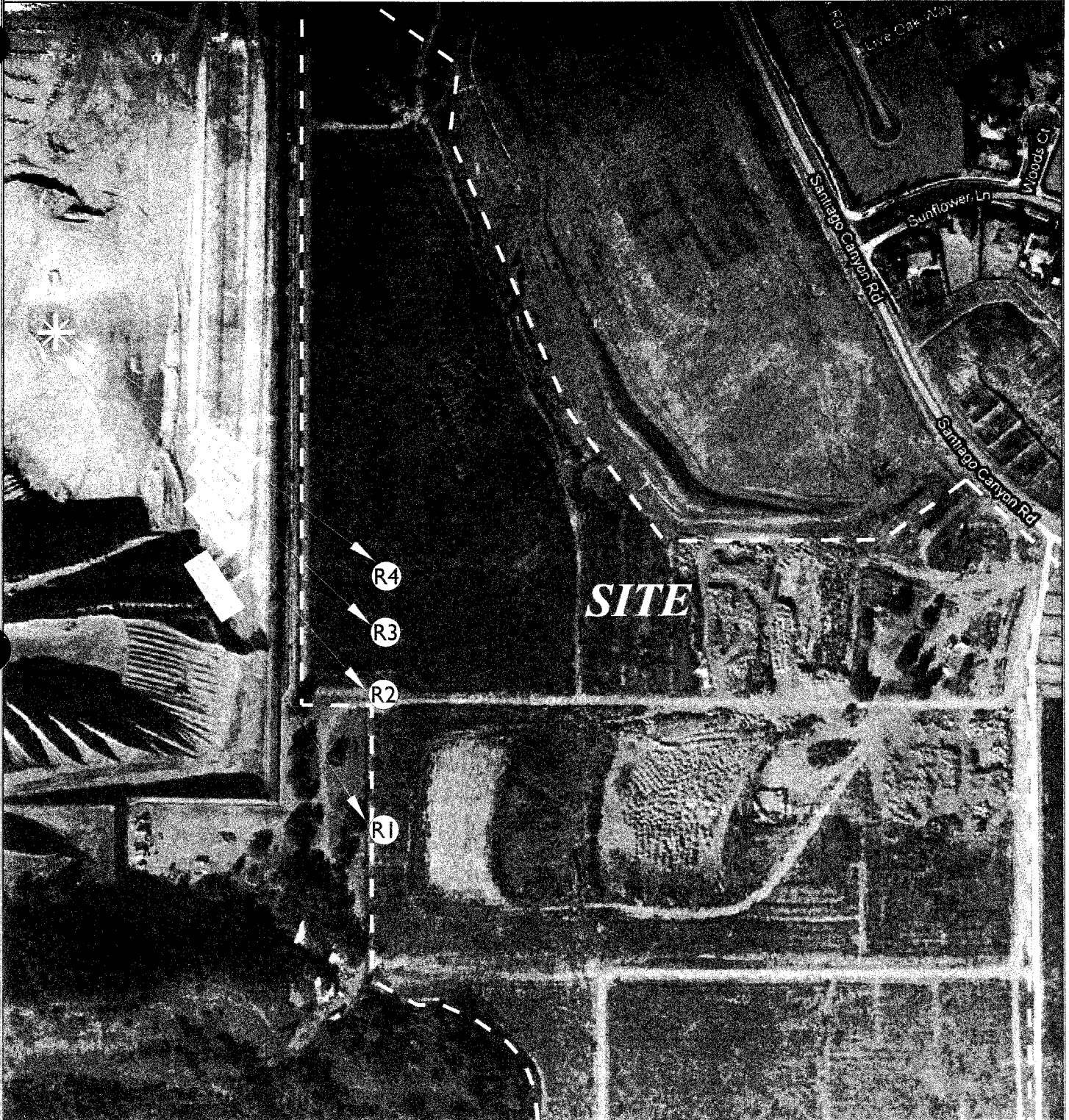
Table 8 Mayhew Canyon Quarry Operational Noise Level Impacts

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

1. Data based on short-term noise measurements provided in Table 7.
2. Receptor and source locations shown on Figure 6.
3. Single-source noise level at receptor based on data presented in Table 7.
4. Mitigated noise level printouts provided in Appendix 4 to the Supplemental Operational Noise Impact Analysis.
5. Overall noise level calculated assuming typical mining activities with a cluster of 4 trucks in operation.

Figure 6

Operational Noise Level Impacts



LEGEND:

(R) = RECEPTOR LOCATION

(S) = APPROXIMATE CENTER OF MINING OPERATION ACTIVITIES

Source: Urban Crossroads (02-15-2011)



New
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Increase in the
Severity of a
Previously-
Identified Effect?

New
Information
of
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Importance?

Table 9 Receptor 1 Stationary Noise Source Hourly Noise Contributions

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

- 1 Data taken from long-term hourly noise measurement location L1 (Location R1 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New
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Previously-
Identified Effect?

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of
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Importance?

Table 10 Receptor 2 Stationary Noise Source Hourly Noise Contributions

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

- 1 Data taken from long-term hourly noise measurement location L2 (Location R2 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New
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Effects?

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Severity of a
Previously-
Identified Effect?

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Information
of
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Importance?

Table 11 Receptor 3 Stationary Noise Source Hourly Noise Contributions

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

- 1 Data taken from long-term hourly noise measurement location L3 (Location R3 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 12 Receptor 4 Stationary Noise Source Hourly Noise Contributions

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

- 1 Data taken from long-term hourly noise measurement location L4 (Location R4 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No
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?	No	No	No
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	No	No	No

Source: General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise Analysis; Noise Analysis Addendum Letter

Findings of Fact:

a), b) & c) EIR No. 325 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously discussed in EIR No. 325, residential uses within the Project area have the potential to be exposed to significant, unmitigated noise levels. To ensure that future residential land uses were not exposed to substantial noise levels, EIR No. 325 incorporated Noise Mitigation Measure No. 2 requiring that future implementing tract maps within the Project area prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels.

In adherence to the mitigation requirements specified in EIR No. 325 (see Noise Mitigation Measure No. 2 from EIR No. 325), a Project-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise in both near- and long-term conditions. Near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages. Refer also to the discussion of mining-related noise impacts provided above under Issue 33, *Other Noise*.

Near-Term Construction Noise Impacts

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

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

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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For the purposes of analysis, an overall grading noise level of 89 dBA at 50 feet was used as the worst-case maximum exterior noise level. Using a drop of rate of 6 dBA per doubling distance, construction noise levels at 100 feet are estimated to be 83 dBA, and at 200 feet noise levels are estimated to be 77 dBA. Noise levels generated during construction activities have the potential to affect existing residents in the vicinity of TTM 36317. Although construction noise would result in a temporary increase over ambient noise levels, construction noise would not present any long-term impacts on the Project site or the surrounding area. Furthermore, construction noise within the County is regulated by Ordinance No. 847, which exempts "private construction projects," provided that:

- 1) Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
- 2) Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Compliance with Ordinance No. 847 would be enforced as part of the conditions of approval imposed on future grading and building permits. Accordingly, EIR No. 325 concluded no impacts due to construction noise would occur.

Long-Term Off-Site Noise Impacts

Long-term off-site noise impacts were previously evaluated as part of Addendum No. 3 in association with SP 256A2. As concluded in that analysis, the overall contribution of noise from SP 256-related traffic to roadways that already exceed 65 dBA CNEL would range between 0.0 and 0.4 dBA CNEL. These level of noise contributions were previously disclosed as less than significant. Since the proposed Project would not increase the amount of traffic produced by the site as compared to what was evaluated and disclosed in Addendum No. 3, the proposed Project would result in less than significant long-term off-site noise impacts.

Long-Term On-Site Noise Impacts

On-Site Exterior Noise Impacts

The primary source of noise impacts on the Project site would be from traffic along adjacent to major roadways, including Campbell Ranch Road, Santiago Canyon Road, and I-15. The Project would also experience some background noise from on-site, internal roads, but due to the low traffic volume and speed along these roadways, traffic noise from on-site, internal roads is not anticipated to make a significant contribution to the local noise environment. Accordingly, residential units in planning areas immediately adjacent to major roadways are the only locations within the Project site that would have the potential to be exposed to substantial noise level of exterior vehicular-related noise. However, and as concluded under the discussion of Item 32, *Highway Noise* (above), residential uses within TTM 36317 would not abut Santiago Canyon Road and would be buffered by the water quality management basin within and its associated community theme wall the northeastern portion of the tract. As a result, and as concluded in the Noise Analysis Addendum Letter, future residential uses within TTM 36317 would not be exposed to exterior noise levels that exceed 65 dBA CNEL, and impacts would be less than significant.

On-Site Interior Noise Impacts

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would exceed the County's standard for residential land uses. As previously discussed under Item 32, *Highway Noise* (above), residential units within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Conclusion

The Project-specific noise impact analysis required by Noise Mitigation Measure 2 from EIR 325 determined that the proposed Project would have the potential to expose sensitive receptors to construction-related noise levels that exceed adopted local standards. Construction-related noise was identified in EIR No. 325 as a short-term impact; however, this short-term impact would be addressed through compliance with County Ordinance No. 847, which established limits on the hours during which construction activity could take place. As noted in the Project-specific noise analysis prepared as required by Noise Mitigation Measure 2 (Urban Crossroads, Sycamore Creek Specific Plan Amendment #2 Noise Analysis, December 2, 2010), the most effective method of controlling construction is limiting the hours of construction to normal weekday working hours – a measure which is already required by compliance with County Ordinance No. 847. Although construction noise impact is neither a new impact, nor has the impact substantially increased in severity as a result of the proposed Project, the Project-specific noise analysis identified additional measures that could be employed to further reduce construction noise in addition to limiting the hours of construction. These measures will be adopted as conditions of approval to the Project as recommended by the Project-specific noise study, and are as follows:

- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County staff. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the hours described in Section 4 of this report.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

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

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

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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levels would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project			
35. Housing			
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	No	No
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	No	No	No
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	No	No
d. Affect a County Redevelopment Project Area?	No	No	No
e. Cumulatively exceed official regional or local population projections?	No	No	No
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)?	No	No	No

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

Findings of Fact:

a & c) The proposed Project seeks to implement the land uses from an existing approved specific plan. Within the areas proposed for subdivision by TTM 36317, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 193 residential units on-site. Accordingly, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not displace any existing housing, would not result in the need to construct replacement housing elsewhere, and would not displace any people, necessitating the construction of replacement housing elsewhere. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project seeks to implement land uses within an existing approved specific plan, and would result in the development of 193 residential units. As such, and consistent with the findings of EIR No. 325 and addenda thereto, 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any impacts to redevelopment areas. According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such areas. Therefore,

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Impacts due to the introduction of residential uses to the site were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Impacts due to growth inducement were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services	No	No	No
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Source: General Plan Safety Element, EIR No. 325

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 325, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures (refer to EIR 325 Fire Services Mitigation Measures 3 through 5). Fire Services Mitigation Measures 1 and 2 from EIR 325 addressed the need for a new fire station in the Project area; however, since certification of EIR No. 325, a new fire station (Sycamore Creek Fire Station #64) has been developed at 25310 Campbell Ranch Road (i.e., within the boundaries of SP 256). With the development of this facility, all areas of the Specific Plan (including areas proposed for subdivision as part of TTM 36317) are located within the County's required response time, and EIR 325 Fire Services Mitigation Measures 1 and 2 are no longer applicable to the proposed Project. The remaining mitigation measures identified in EIR No. 325 to reduce the potential for fire hazards on-site would continue to apply to the proposed Project. Accordingly, significant impacts associated with fire protection services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Fire Services Mitigation Measures 3 through 5 from EIR No. 325 shall apply (refer to Issue 24, above).

Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

37. Sheriff Services	No	No	No
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New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR No. 325, which found that such impacts would be less than significant. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	No	No	No
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Source: GIS database, EIR No. 325.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (EIR 325 Schools Mitigation Measures 1 and 2). The Corona-Norco Unified School District plans for long-term facilities based on the land uses specified by the General Plan Land Use Plan. The proposed Project is fully consistent with the land uses identified in the approved General Plan and SP 256. As such, impacts to school services would not increase compared to the impacts evaluated and disclosed in EIR No. 325 and addenda thereto, and would not exceed the population projections of the Corona-Norco Unified School District. Payment of state-mandated school impact fees still would be required of the proposed Project; accordingly, a significant impact to school services would not occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Schools Mitigation Measure No. 1:

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

EIR 325 Schools Mitigation Measure No. 2:

- *The applicant shall be required to pay school impact mitigation fees. These fees may not exceed the current State-mandated maximum amounts of \$1.58 per square foot of residential space and \$.26 per square foot of commercial space, per State Law AB 2926. The County of Riverside is currently developing a School Mitigation Program. Upon adoption by the Board of Supervisors, the applicant shall be required to adhere to the requirements of this Program.*

Monitoring: As specified in EIR No. 325, the County shall ensure that school fees are paid prior to the issuance of building permits.

39. Libraries	No	No	No
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New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Libraries Mitigation Measure No. 1). The proposed Project also would be required to contribute development impact fees (DIF) pursuant to County ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire necessary library facilities to accommodate growth within the County. In addition, implementation of the proposed Project would not increase the number of units previously approved for the site as part of SP 256A2. Impacts to library services resulting from new residential construction within the specific plan area were previously evaluated in Addendum No. 3, which found such impacts would be less than significant with the payment of DIF fees. Accordingly, with compliance with the mitigation measure from EIR No. 325 and payment of DIF fees, impacts to library services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Libraries Mitigation Measure No. 1:

- *The project applicant will cooperate with the County/City Public Library system and participate in the mitigation fee program to ensure adequate library facilities for future onsite residents.*

Monitoring: The County shall collect fees pursuant to County Ordinance No. 659 prior to the issuance of building permits.

40. Health Services	No	No	No
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to health services were evaluated and disclosed in EIR No. 325, which concluded that implementation of the proposed Project would result in no adverse effect on health services within the County. The proposed Project would not result in an increase in the number of dwelling units on-site, and thus would not increase the local area's demand for health care services beyond what was previously evaluated and disclosed as part of EIR No. 325. Accordingly, a significant impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No	No	No
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	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
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)?	No	No	No

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, CSA No. 134, EIR No. 325, Addendum No. 3

Findings of Fact:

a) Impacts associated with recreational facilities were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which was prepared in association with SP 256A2. As concluded in Addendum No. 3, and consistent with the findings of EIR No. 325, the 37.6 acres of active parkland proposed within SP 256A2 would fully meet the demand for recreation facilities generated by new residential development within the specific plan boundaries. Addendum No. 3 also found that environmental impacts associated with the development of parkland within the specific plan was previously evaluated and disclosed as part of EIR No. 325 and/or Addendum No. 3, and mitigation measures were required where necessary to reduce environmental effects. Applicable mitigation measures are referenced throughout this Initial Study. The proposed Project implements and is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis contained within Addendum No. 3. Accordingly, no impact due to the construction of recreational resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) As demonstrated above in response to Issue 41.a), and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would be adequately served by recreational facilities planned within SP 256. As such, substantial impacts to existing recreational resources within the County would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed project site is located within the boundaries of County Service Area No. 134 (CSA 134), which was established for the maintenance of street lighting. CSA 134 has not established park fees. Moreover, as discussed under Issue 41.a), the proposed Project would be served by an adequate amount of parkland within the specific plan area. Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

42. Recreational Trails	No	No	No
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, EIR No. 325, Addendum No. 3

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and referenced under the appropriate subheadings in this Initial Study). The proposed Project is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis and conclusions contained within Addendum No. 3. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	No	No	No
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?	No	No	No
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?	No	No	No
d) Alter waterborne, rail or air traffic?	No	No	No
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	No	No	No
f) Cause an effect upon, or a need for new or altered maintenance of roads?	No	No	No
g) Cause an effect upon circulation during the project's construction?	No	No	No
h) Result in inadequate emergency access or access to nearby uses?	No	No	No
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	No	No	No

Source: Traffic Impact Analysis, CMP, RCALUCP, Google Earth

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact:

a) EIR No. 325 identified significant but mitigable impacts to traffic plans, policies, and ordinances. The mitigation specified by EIR No. 325 (i.e., Circulation Mitigation Measures 1 through 4) require the preparation of traffic impact studies with future tentative tract maps, and participation in the County's Development Monitoring Program (which occurs through the County Transportation Department's review of traffic studies for implementing developments). In accordance with the mitigation measures specified in EIR No. 325, a traffic impact analysis was prepared to evaluate impacts associated with implementation of TTM 36317, the results of which were summarized in Addendum No. 3 (which was prepared in association with SP 256A2). The analysis concluded that implementation of the uses proposed by TTM 36317 would not result in any direct or cumulatively significant impacts to traffic due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The proposed Project would be fully consistent with SP 256A2 and within the scope of analysis provided in Addendum No. 3. The traffic study was reviewed and approved by the County Transportation Department as part of the on-going Development Monitoring Program within the Specific Plan. Accordingly, and consistent with the findings of Addendum No. 3, Project-related impacts would be less than significant and would not result in new impacts that were not previously identified in EIR No. 325, and mitigation measures specified in EIR No. 325 have been fulfilled and are no longer applicable to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. The existing Sycamore Creek Specific Plan is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, commercial retail, recreational, open space and public facility land uses. The proposed Project seeks to implement land uses pursuant to the approved Specific Plan, and would not increase the maximum development intensity allowed on the site. 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. As concluded in Addendum No. 3, buildout of SP 256A2 also would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term. Accordingly, and consistent with the findings of EIR No. 325 and Addendum No. 3, the Project's near- and long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Accordingly, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel, and no impact would occur. would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term

e) EIR No. 325 did not identify any impacts associated with hazards due to design features or incompatible uses. The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, commercial retail, recreational, and open space land uses. Therefore, the proposed Project would be compatible with surrounding land uses, and would not result in increased hazards associated with incompatible uses; no impact would occur.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Proposed circulation improvements are identified on Tentative Tract Map 36317. All circulation improvements 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 Tract Map 36317 in relationship to the approved circulation plan for the Sycamore Creek Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Accordingly, because all roadway improvements have been designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, and consistent with the findings of EIR No. 325, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, and consistent with the findings of EIR No. 325, it is concluded that implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) Project implementation would result in new residential structures and recreational facilities on-site, thereby increasing the need for emergency access to the site. The provision of adequate paved access to the Project area would be required as a condition of Project approval. The Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. Consistent with the findings of EIR No. 325, with required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

i) The proposed Project would accommodate a regional trail (which traverses the site and connects to existing, off-site trails within the Cleveland National Forest), sidewalks, and on-site community trails. The Project site is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, and consistent with the findings of EIR No. 325, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; as such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Mitigation: The following mitigation measures from EIR No. 325 have been fulfilled as part of the proposed Project:

EIR 325 Circulation Mitigation Measure No. 1:

- Pursuant to Riverside County Transportation Department guidelines, traffic impact study reports will be required in conjunction with plot plan and tentative tract map submittals. See Section III.2.b, Circulation Plan Development Standards for additional mitigations.

EIR 325 Circulation Mitigation Measure No. 2:

- The proposed project shall conform to the requirements of and shall participate in the Development Monitoring Program.

EIR 325 Circulation Mitigation Measure No. 3:

- Development Monitoring Program will be an on-going informational process. Its purpose is to establish a formal process whereby the Riverside County Transportation Department can collect and assimilate data regarding proposed development within the area covered by Specific Plan No. 256, which was approved by the Board of Supervisors.

EIR 325 Circulation Mitigation Measure No. 4:

- The Development Monitoring Program will accomplish its intended purpose with regard to traffic impacts by requiring that each development proposal within the Specific Plan boundary be accompanied by a traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal.

Monitoring: As the required mitigation measures from EIR No. 325 have been fulfilled with the completion of traffic impact analysis for TTM 36317, no further monitoring is required.

44. Bike Trails	No	No	No
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, Project application materials.

Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and cited throughout this Initial Study under the appropriate issue area, where appropriate). SP 256A2 requires the provision of a "Secondary Trail" within Planning Area 27 between adjacent Planning Area 25 and areas off-site to the east, which is accommodated within Open Space Lot 194 of TTM 36317. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

UTILITY AND SERVICE SYSTEMS Would the project			
45. Water	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?			
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Water and Sewer Mitigation Measure No. 2). It also should be noted that the backbone water lines needed to serve the Project already have been constructed. In addition, a development standard is included in Specific Plan Section III.A.1.b (refer to Standard No. 26), which requires that future development within the Specific Plan "...shall comply with the applicable requirements of the 2010 California Green Building Standards Code (CalGreen, California Code of Regulations, Title 24, Part 11)." Compliance with this development standard would reduce the Project's demand for water. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, with compliance with any applicable mitigation measures specified in EIR No. 325 for water service, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Water and Sewer Mitigation Measure No. 2:

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

Monitoring: The Riverside County Building and Safety Department shall ensure compliance with Water and Sewer Mitigation Measure No. 2 during future review of irrigation plans.

46. Sewer	No	No	No
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?			
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that no impacts would occur. In addition, major sewer facilities needed to serve the Specific Plan area already have been constructed. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, no impacts to sewer services would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

47. Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No	No	No
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures (refer to EIR 325 Mitigation Measures 1 and 3). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Mitigation Measures 1 and 3 from EIR No. 325 would continue to apply to the proposed Project (Mitigation Measure No. 2 for Solid Waste applies only to commercial land uses, and is therefore not applicable to the proposed Project). Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Solid Waste Mitigation Measure No. 1:

- *The proposed refuse hauler to the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).*

EIR 325 Solid Waste Mitigation Measure No. 3:

- *The developer shall participate in any established County-wide program to reduce solid waste generation and waste associated with the construction phase of development. The elements of this program may include:*

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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- a. *Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, composting, and litter control.*
- b. *Development of curriculum guides and kits in cooperation with the County and the Corona-Norco School District.*
- c. *Production of video programs which can be shown on local cable television stations the project area.*
- d. *Pursue an environmental labeling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.*
- e. *Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.*
- f. *Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.*

Monitoring: The County Building and Safety Department and the Riverside County Waste Management Department shall ensure compliance with EIR No. 325 Solid Waste Mitigation Measures 1 and 2 as part of their review of future implementing projects (i.e., building permits, etc.).

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	No	No	No
b) Natural gas?	No	No	No
c) Communications systems?	No	No	No
d) Storm water drainage?	No	No	No
e) Street lighting?	No	No	No
f) Maintenance of public facilities, including roads?	No	No	No
g) Other governmental services?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Since major utilities needed to serve the Specific Plan area already have been constructed, the mitigation measures specified by EIR No. 325 (Utilities Mitigation Measures 1 through 3) are not applicable to the proposed Project, if applicable. TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, the proposed Project would be required to comply with the development standards included in SP 256A2, which requires measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2), thereby resulting in a further reduction in the demand for utilities as compared to what was studied in EIR No. 325. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	No	No	No
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Source: EIR No. 325, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation (refer to EIR 325 Energy Resources Mitigation Measures 1 and 2). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, SP 256A2 incorporates development standards requiring the implementation of measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP 256A2). Accordingly, with incorporation of the mitigation measures specified in EIR No. 325 and mandatory compliance with the Specific Plan's development standards, impacts to energy resources would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Energy Resources Mitigation Measure No. 1:

- *Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.*

EIR 325 Energy Resources Mitigation Measure No. 2:

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

Monitoring: The Riverside County Building and Safety Department shall review implementing plans for compliance with these measures prior to the issuance of building permits.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a	No	No	No
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New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials, EIR No. 325, Addendum No. 3.

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	No	No	No
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Source: Staff review, Project Application Materials, EIR No. 325, Addendum No. 3

Findings of Fact: Cumulative impacts were evaluated as part of EIR No. 325, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR No. 325. The Project proposes to implement the land uses previously identified for the site as part of SP 256A2, and would not result in any new cumulative impacts beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

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

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	No	No	No
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Source: Staff review, project application, EIR No. 325, Addendum No. 3.

Findings of Fact: The proposed project would not result in any new environmental effects beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Sycamore Creek Specific Plan EIR (EIR No. 325), November 8, 1994
 Addendum No. 1 to EIR No. 325, June 10, 2003
 Addendum No. 2 to EIR No. 325, May 16, 2006
 Addendum No. 3 to EIR No. 325, February 21, 2013

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

- Addendum No. 3 *Addendum No. 3 to Environmental Impact Report (EIR) No. 325 for Specific Plan 256, Amendment No. 2, Tentative Tract Map No. 36316, and Change of Zone No. 07317.* Riverside County Planning Department, February 21, 2013.
- CARB Scoping Plan *Climate Change Scoping Plan.* California Air Resources Board, December 2008.
- Climate Change Analysis *Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Climate Change Analysis.* Urban Crossroads, Inc., December 6, 2010.
- CMP *2010 Riverside County Congestion Management Program.* Riverside County Transportation Commission. Adopted: March 10, 2010.
- CSA No. 134 County Service Area No. 134.
<http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx>
- DBESP *Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317.* Helix Environmental Planning, February 27, 2012.

		New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
EIR No. 325	<i>Sycamore Creek Specific Plan EIR</i> (EIR No. 325). Certified November 8, 1994.			
General Plan	<i>County of Riverside General Plan</i> . Riverside County Transportation and Land Management Agency, October 2003.			
General Plan EIR	<i>County of Riverside General Plan Final Program Environmental Impact Report</i> , Riverside County Transportation and Land Management Agency, October 2003.			
Geotechnical Report	<i>Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California</i> . Advanced Geotechnical Solutions, Inc., November 17, 2010.			
GIS Database	Riverside County Land Information System (accessed December 6, 2010). http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html			
Google Earth	Google Earth (ver. 6.1.0.5001)			
Hydrology Study for TR 36317	Hydrology and Hydraulics Report for Foremost Communities, Tentative Tract Map 36317. Albert A. Webb Associates, August, 2010.			
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.			
MSHCP Consistency Analysis	<i>Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317</i> . Helix Environmental Planning, November 2, 2010.			
Noise Analysis	<i>Sycamore Creek Specific Plan Amendment #2 EIR Noise Analysis</i> . Urban Crossroads, Inc., December 2, 2012.			
Noise Analysis Addendum Letter	<i>Sycamore Creek Specific Plan Land Use Modifications (Addendum to Sycamore Creek SPA No. 2 Noise Analysis)</i> . Urban Crossroads, June 19, 2012.			
Off-Site Drainage Study	Hydrology and Hydraulics Report for Sycamore Creek Off-Site Drainage, Tracts 31908 and 31908-1. Albert A. Webb Associates, June 2010.			
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.			
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.			
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).			
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.			
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.			
Phase I Cultural Resources Survey	Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan. Brian F. Smith and Associates, October 21, 2010.			

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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RCALUCP	Riverside County Airport Land Use Compatibility Plan Policy Document, Riverside County Airport Land Use Commission, October 14, 2004. http://www.rcaluc.org/plan_new.asp
SCAQMD AQMP	<i>Final 2007 Air Quality Management Plan.</i> South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update.
Supplemental Operational Noise Impact Analysis	Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads (dated February 14, 2011).
SP 256A2 Air Quality Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Air Quality Impact Analysis, prepared by Urban Crossroads (dated December 6, 2010).
TCAP	Temescal Canyon Area Plan. Riverside County Transportation and Land Management Agency, General Plan Volume II, October 2003.
Traffic Impact Analysis	<i>Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis.</i> Urban Crossroads, December 2, 2010.
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.
WQMP	<i>Water Quality Management Plan (WQMP) for Tentative Tract 36317.</i> Albert A. Webb Associates, June 2011.
WRC-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.

TENTATIVE MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36317 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36317, Amended No. 4, dated 6/25/13.

EXHIBIT L = Tentative Tract Map No. 36317 Conceptual Landscape Plans dated 6/25/13.

EXHIBIT W = Tentative Track Map No. 36317 Conceptual Wall and Fence Plan dated 6/25/13.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 256A2 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

b. Final Environmental Impact Report No. 325 Document, and all addenda which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 256A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 256, Amendment No. 2.
Screencheck No. 5.

CHANGE OF ZONE = Change of Zone No. 7786 dated 2/14/13

EIR = Environmental Impact Report No. 325 and
Addendum's 1, 2, & 3.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements (cont.) INEFFECT

ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted SPECIFIC PLAN. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT

INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36317 is proposing Lee Lake Water District (LLWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASIN - NO VECTORS RECOMMND

Tract Map#36317 is proposing to construct a retention basin onsite. This retention basin must be maintained to ensure that no vector breeding and no vector nuisances occur.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 7 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FIRE. 7 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 8 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 9 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 10 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FIRE. 10 SP-#101-DISCL/FLAG LOT (cont.) INEFFECT

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map No. 36317, amendment number 4, proposes to construct a 193 lot subdivision of 54.4 acres for single family residential development within Planning Areas 17a - d, 24f, 24g, 26 and 27 of Specific Plan (SP) 256A2 (97.3 ac). The site is located in the Temescal Canyon area, south of Campbell Ranch Road and west of Interstate Highway 15. An existing mining pit and tract development are located along the northwest and north boundary, respectively.

The site has a tributary drainage area of approximately 300 acres from the hills to the south and west which traverses the project at various locations. In this area, high debris production can be expected causing the buildup of deposits. All off-site drainage areas have debris potential. The natural topography of this area includes offsite flows and 26.5 acres of onsite flows that drain toward the northeast to an existing regional detention basin, Basin 1300, built as a part of Tract 29320, Sycamore Creek. Basin 1300 outlets into a Caltrans culvert which then discharges into a low on a property at the southeast corner of Indian Truck Trail and Route 15, north bound off-ramp. Thereafter, the flows enter a box culvert underneath Temescal Road that outlets into property owned by the Elsinore Valley Municipal Water District and ultimately into Temescal Wash. The remaining 27.9 onsite acres and offsite areas drain northerly toward the mining pit and into Meyhew Canyon Wash, a tributary of Temescal

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Wash. It should be noted that the Sycamore Creek hydrology used for the design of Basin 1300 was based upon an undeveloped condition.

A Preliminary Basin Analysis, dated October 5, 2012, analyzed the diversion of 27.9 onsite acres to the northeast, so that the entire 54.4 onsite acres would drain to Basin 1300. Currently, these 27.9 acres flow toward the mining pit. This diversion is proposed to minimize impacts to the mining pit and would only allow the tributary offsite flows to continue to flow to the mine. It should be noted that all of the onsite and offsite runoff would ultimately flow into Temescal Wash. Thus, runoff from the diverted 27.9 acres would enter into Temescal Wash further upstream of its current confluence point. In an attempt to mitigate the impacts of this proposed diversion, the study evaluates two mitigation basins - an onsite basin and Basin 1300.

Onsite Basin:

The onsite hydrology for the existing condition is broken up into Area B that drains to Basin 1300 and Areas A and C that drain toward the mining pit. As stated above, Basin 1300 was based upon an undeveloped condition. The study, shows Areas A, B, and C being calculated for the developed condition. These developed condition flows are routed through the onsite basin to show that the routed flows are less than the undeveloped condition flows from Area B alone.

Basin 1300:

The Sycamore Creek Hydrology Report, Tract 29320, designed Basin 1300 to mitigate flows to be less than the pre-development condition for the 553 acre watershed. The current study included the developed condition diverted flows from Tract 36317 routed through the onsite basin and combined with the flows from the undeveloped 553 acre watershed. The combined flows are then routed through Basin 1300 and are shown to be less than the current condition basin outlet flows.

The District finds the diversion of the 27.9 acres to be acceptable with the appropriate onsite mitigation, as defined below:

- 1.The flow from the project site (54.4 acres) shall not

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

exceed the flow leaving the site from the undeveloped 27.6 acres, for the 2, 5, 10 and 100 year frequencies and 1, 3, 6 and 24 hour durations.

2.The District has reviewed "Engineer's Report for County Service Areas (CSA) 134, 152 and 152B, Subzone Tract 31908-1" which appears to provide drainage type maintenance for Basin 1300. Tract 36317 shall enter into this CSA and specify that debris removal type maintenance for Basin 1300 will be required. A letter of intent from Economic Development Agency (EDA), CSA Administration, dated August 16, 2012, states that debris removal will be provided for.

3.A drainage acceptance letter, dated April 4, 2013, from Sycamore Creek Marketplace LLC, has been provided which states that the owner accepts additional volume of flows due to this development.

4.Offsite increased runoff mitigation will not be acceptable

From Open Space Lot 200, offsite flows are collected and flow within a 54 inch RCP (Line 2), northerly along "E" Street and westerly along "B" Street. From Open Space Lot 201, offsite flows are collected within a 48 inch RCP and combined with Line 2 flows within a 66 inch RCP in "B" Street. Line 2 continues to flow easterly along "H" Street and northerly along "G" Street. Line 2 terminates just north of "K" Street within Open Space Lot 205.

Tributary flows from the western hillsides are debris laden and inlets collecting offsite flows shall be sized to accommodate 50% blockage, due to debris. Additionally, Line 2, shall be designed for an appropriate bulking factor. Inlets, located within Open Space Lots 200 and 201, shall be armored to protect from erosion and head-cutting to ensure no impacts to the upstream property owners. Berming along the low side of the inlets shall be required in an effort to protect neighboring lots located at lower elevations. The inlets appear to be designed with gentle slopes to accommodate maintenance access. Equipment parking and turnaround areas are proposed within the street cul de sacs. These inlets are proposed to be maintained by the Flood Control District.

The downstream terminus of Line 2 shall have a stilling

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) (contRECOMMND

basin, adequate to collect and remove accumulated debris. There appears to be adequate access and turnaround area at the parking area of Open Space Lot 205 for operation and maintenance purposes. Line 2 and the stilling basin are proposed to be maintained by the Flood Control District.

The majority of the western hillside offsite flow will be collected by a concrete lined channel located along the southern tract boundary built as a part of Tract 31908. In the event that this facility is not built, Tract 36317 must build this facility to provide flood protection to its site. This will be a District maintained facility.

Onsite storm drains are proposed to collect and divert all onsite flows to two basins, Basin B Open Spac Lot 194 and Basin C Open Space Lot 195. There appears to be a sump condition at the intersection of "G" Street and "K" Street. The catch basins at this location shall be designed for a redundant inlet system to ensure that flows from "G" Street continue southerly to Basin C. Otherwise, emergency escape flows would travel westerly and possibly overtax the area near the downstream mining pit.

Onsite detention Basin B is proposed for water quality purposes only, while detention basin C is proposed for both increased runoff and water quality mitigation. High flows are designed to pass through Basin B to Basin C. The outlet of Basin C is proposed at an elevation above the Vbmp. Both basins are proposed to be maintained by the Homeowners Association. (HOA).

Many lots are being proposed with cross lot drainage ditches along the back yards. A maximum of 10 cfs will be allowed within these ditches prior to collecting the flow and draining to the street. This will require storm drain easements to be located within the side yard of selected lots. The ditches and storm drains are proposed to be maintained by the HOA. As an alternative, ditches carrying greater than 10 cfs shall be publicly maintained and constructed with a 12 foot access road.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

Specific Plan 00256 (Sycamore Creek Specific Plan), Amendment No. 2, is a proposal to re-designate and reconfigure several Planning Areas. This will result in a

MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

change in the density of these Planning Areas. This project is located in the Glen Ivy area of Temescal Canyon west of Interstate 15 at Indian Truck Trail.

The Master Drainage Plan for Specific Plan 256 A2 now includes the drainage system associated with Tract 36317. The District has reviewed this drainage system associated with Tract 36317 and found the concept acceptable. The existing facilities will be able to function properly. All future developments within the specific plan shall still follow the drainage plan. The resulting increase or decrease in the amount of storm runoff caused by the change in the number of residential units within the proposed planning areas is minor in relation to the specific plan's overall drainage plan. As each individual planning area develops, precise hydrological studies will be required. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District does not object to the proposed amendment.

10.FLOOD RI. 3

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4

MAP 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

submitted to the District for review.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 14

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to

MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1

SP - FAULT REPORT GEO01084

INEFFECT

County Geologic Report (GEO) No. 1084 has been prepared for this project by Pacific Soils Engineering, Inc. and is entitled "Planning Area 17 and Environs, Southwest Part of Sycamore Creek Specific Plan, West of Indian Truck Trail Road, Glen Ivy Area, Riverside County, CA", dated June 28, 2002. This report was prepared to provide additional site-specific investigation to verify whether an active fault crosses the project site.

MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 1

SP - FAULT REPORT GEO01084 (cont.)

INEFFECT

GEO No. 1084 concluded:

- 1) PA-17 is underlain mainly by Holocene and upper Pleistocene alluvial fan deposits.
- 2) The Glen Ivy North fault crosses the site and is active.
- 3) The fault has a discrete width of about 37-ft in uppermost Pleistocene and Holocene sediments.
- 4) A fifty-foot wide habitable structures setback is imposed on either side of the fault. The location or width of the zone could vary if significant grade changes are undertaken.
- 5) All plans should be reviewed by the Geotechnical consultant so that the proper zone width is incorporated into the project design.
- 6) The fault and setback zones are plotted on a 200-scale map, and thus contain some inherent inaccuracy. When more specific small scale maps/plans are available, the faults and zones should be "CAD" (or equivalent) plotted based on survey data (Table C, herein).
- 7) Utility lines that cross the fault should be either provided with automatic shut off valves or designed to accommodate fault displacements.
- 8) The project geologist should observe and map the Glen Ivy North fault during grading in order to verify the character and location of the fault, and to make additional recommendations as necessary.

10.PLANNING. 3

MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 4

MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - LC LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 5 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 6 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 6 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 INEFFECT

As of early 2013 when the second amendment to the SPECIFIC PLAN was processed, many of the Planning Areas of the SPECIFIC PLAN were already constructed. Conditions of Approval that required the construction of parks were satisfied, and many of the SPECIFIC PLAN parks exist today.

Normally, satisfied Conditions of Approval would be carried over to the amended version of the SPECIFIC PLAN; however, the second amendment changed many of the Planning Area numbers. Thus, carrying over satisfied conditions for completed parks/open space areas would be confusing. This Condition of Approval is intended to help track parks that were once required, but have been constructed. The following is a list of completed parks and or open space areas, listed by the Planning Area numbers found on the Land Use Plan for the second amendment to the SPECIFIC

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 7

SP - EXISITING PARKS AT AMD#2 (cont.)

INEFFECT

PLAN:

- Planning Area 11
- Planning Area 23a, b, c, and d
- Planning Area 20a
- Planning Area 21
- Planning Area 25
- Planning Area's 23a, b, c, and d
- Planning Area's 24b, and c

All remaining parks that have yet to be constructed as of the second amendment will be conditioned separately.

10.PLANNING. 8

SP - INADVERTANT ARCHAEO FIND

INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND (cont.) INEFFECT

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 9

SP - IF HUMAN REMAINS FOUND (cont.)

INEFFECT

the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 10

SPA - PROJECT DESCRIPTION

INEFFECT

The SPECIFIC PLAN Amendment permits the following modifications:

Adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.

- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.

- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.

- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 10

SPA - PROJECT DESCRIPTION (cont.)

INEFFECT

units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.

- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.

- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);

- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;

- Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;

- Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;

- Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;

- Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and

- Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain

T MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 10

SPA - PROJECT DESCRIPTION (cont.) (cont.)

INEFFECT

storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.

- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.

- Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.

- The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).

- The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (coINEFFECT

the land use designations within the Riverside County General Plan.

- Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space - Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.

- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.

- The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).

- The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMS 29335 and 30440).

10.PLANNING. 11 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan (should gates be used).

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall secure all parcels placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 18

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 19

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest,

TENTATIVE MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 20 MAP - GEO02232 RECOMMND

County Geologic Report (GEO) No. 2232 submitted for this project (TR36317) was prepared by Advanced Geotechnical Solutions, Inc. (AGS) and is entitled "Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California", dated November 17, 2010. In addition, the following documents were submitted for this project:

Pacific Soils Engineering, Inc., May 25, 2004, "Supplemental Geotechnical Investigation and Geotechnical Review of Tentative Tract No. 31907, Planning Area 17, Sycamore Creek Project, Glen Ivy Area, Riverside County, California".

AGS, February 3, 2011, "Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, May 19, 2011, "Revised Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, September 12, 2011, "Updated Geotechnical Review of

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02232 (cont.)

RECOMMND

Tentative Tract Map 36317 and Response to Outstanding County of Riverside Review Comments Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, February 26, 2013, "Response to Outstanding County of Riverside Review Comments #3 Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

The documents are herein incorporated as a part of GEO02232.

GEO02232 concluded:

1.The surface trace of the northwest trending, active Glen Ivy North (GIN) segment of the Elsinore Fault System traverses the northeast third of the project.

2.The potential for surface rupture on the GIN exists on site.

3.The active Glen Ivy South (GIS) segment of the Elsinore Fault System has not been mapped within TR36137. The GIS terminates approximately 750 feet to the northwest of the site.

4.The potential for liquefaction is low.

5.The potential for lateral spreading is low.

6.The potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely.

7.Dry sand settlements of less than .5 inch to slightly more than 2.5 inches can be expected at the site based on the recommended remedial grading. Differential settlement of approximately 1.5 inches has been estimated for the site.

8.The consultant recognizes the potential for debris flow at the site.

9.The homeowner would be responsible for repairing slopes

CT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10. PLANNING. 20

MAP - GEO02232 (cont.) (cont.)

RECOMMND

and structures located on private lots. Repair of slopes within common areas will be the responsibility of the Homeowners Association. Repair of public utilities (roads, storm drains, will be the responsibility of the municipality who has jurisdiction over the property.

10.A significant +/-200-foot high descending cut slope, at a slope ration of 1:1 with benches every 50 vertical feet, has been excavated during the sand and gravel mine operation to the west. This slope, based on pseudo-static analysis, is subject to seismically induced landsliding. The proposed lots and proposed habitable structures are located outside the previously identified setbacks and have a factor of safety greater than 1.5 for static conditions and 1.1 for seismic conditions.

11.The slope stability factors for the proposed onsite slopes meet or exceed the CBC 2007 minimum. However, there is a potential for raveling and minor amounts of down slope debris.

GEO02232 recommended:

1.The removal of undocumented artificial fill, soil stockpiles, end dumped spoil dirt and large oversized boulders, topsoil, and the upper portions of the fan an older fan deposits is recommended below the proposed structural fills and where exposed in cuts.

2.A fault setback zone has been established for the GIN and the limits of that zone are shown on the Tentative Tract Map.

3.A catchment wall or ditch may be necessary for potential debris flows. The design of which is to be provided by the project Civil Engineer.

4.Remedial grading and design of the structures to withstand the estimated seismically induced settlement.

GEO No. 2232 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2232 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02232 (cont.) (cont.) (cont.) RECOMMND

intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the fault rupture hazard and the slope stability hazards at this site, as described elsewhere in this conditions set.

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened