

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

2013



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 19, 2016

SUBJECT: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, ORDINANCE NO. 348.4824, TENTATIVE TRACT MAP NO. 31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A2- Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The **Specific Plan Substantial Conformance** proposes to change two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The **Change of Zone** and associated Ordinance No. 348.4824 proposes to formalize the planning area boundaries to planning areas 32 and 33b. The **Tract Map** is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately 6.74 acres – Assessor’s Parcel Numbers: 459-020-070, 459-020-068. (100% Deposit Based Funds)

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A
For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4825 is adopted with waiver of the reading.

Ayes: Jeffries, Washington, and Benoit
Nays: None
Absent: Tavaglione
Abstain: Ashley
Date: April 5, 2016
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board

By: *Allen*
Deputy

- A-30
- Positions Added
- Change Order
- 4/5 Vote

Prev. Agn. Ref.: N/A

District:3

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE
NO. 7870, TENTATIVE TRACT MAP NO. 31500**

DATE: February 19, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist; and,

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 7870 to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 32 and 33b, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4824 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2387 Change of Zone No. 7870, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 31500 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was presented to the Planning Commission on January 20, 2016, and the Commission recommended approval this project by a 4-0 vote.

Specific Plan No. 260 was approved in 1994. The plan originally allowed for 2,390 units, and other uses including commercial, business park, mixed use, industrial, a school site. In 2007, Amendment No. 1 was approved to implement Tentative Tract Map No. 29322. Modifications included land use designation changes of some planning areas, consolidation of some Planning Areas, and an increase in the total unit count to 2,503 total units. In 2008 Amendment No. 2 was approved to implement Tentative Tract Map Nos. 34118 and 34600. Modifications included some land use changes to some planning areas, boundary changes to some planning areas, consolidation of some Planning Areas, and a total increase in the number of units to 2,815 total units. In 2008 the City of Menifee incorporated taking a large portion of the Specific Plan into the City limits. As explained below, this Substantial Conformance No. 1 will revise the Specific Plan to reflect the County's jurisdictional limits of the Specific Plan.

The Specific Plan Substantial Conformance No. 1 proposes to make small changes to, and update the Specific Plan. Specifically, it proposes the following:

- Change the boundary, land use designation (names, not density, this is correcting errors), and unit allocations for Planning Areas 32 and 33B. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 33.2 acres, an increase of 54 units. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 52 MDR units on 14.4 acres or a decrease in 56 units. This is a total reduction of 2 units overall.
- Update the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect approved residential densities and to be consistent with the County's General Plan land use designations, which were updated after the original approval of SP No. 260.
- Change the roadway classifications for portions of Emperor Road and McLaughlin Road. The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE
NO. 7870, TENTATIVE TRACT MAP NO. 31500**

DATE: February 19, 2016

PAGE: Page 3 of 3

provide for a reduced right-of-way because the General Plan downgraded the right of way after the Specific Plan was approved. The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)."

The zone change proposes to formalize the planning area boundaries for Planning Areas 32 and 33b. The tentative map is a Schedule "A" map to subdivide 76 acres into 204 residential lots. The proposed project is located southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Ordinance No. 348.4824**

ORDINANCE NO. 348.4824

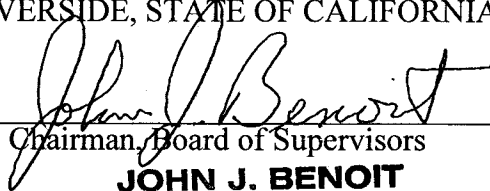
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

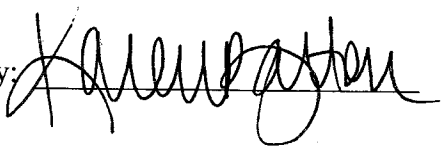
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland and Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2387, Change of Zone Case No. 7870" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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


By: 
Chairman, Board of Supervisors
JOHN J. BENOIT

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM
February 29, 2016

By: 
MICHELLE CLACK
Deputy County Counsel

MPC:sk
02/11/16

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 5, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Washington and Benoit
NAYS: None
ABSENT: Tavaglione
ABSTAIN: Ashley

DATE: April 5, 2016

KECIA HARPER-IHEM
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL

HOMELAND AND WINCHESTER AREA

SEC. 18, T.5 S., R.2 W. S.B.B. & M.

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°06'41"E	48.92'
L2	N59°53'45"W	65.30'
L3	N69°29'36"E	128.10'
L4	N22°47'25"W	23.11'
L5	N00°00'01"W	293.38'
L6	N86°58'16"E	302.75'
L7	N41°19'52"W	113.27'
L8	N55°11'36"E	49.86'
L9	N65°42'49"E	113.04'
L10	N76°05'20"E	54.80'
L11	N86°29'19"W	48.46'
L12	N70°34'42"W	45.91'
L13	N55°28'29"W	43.70'
L14	N64°27'32"W	102.63'
L15	N64°25'56"W	147.79'

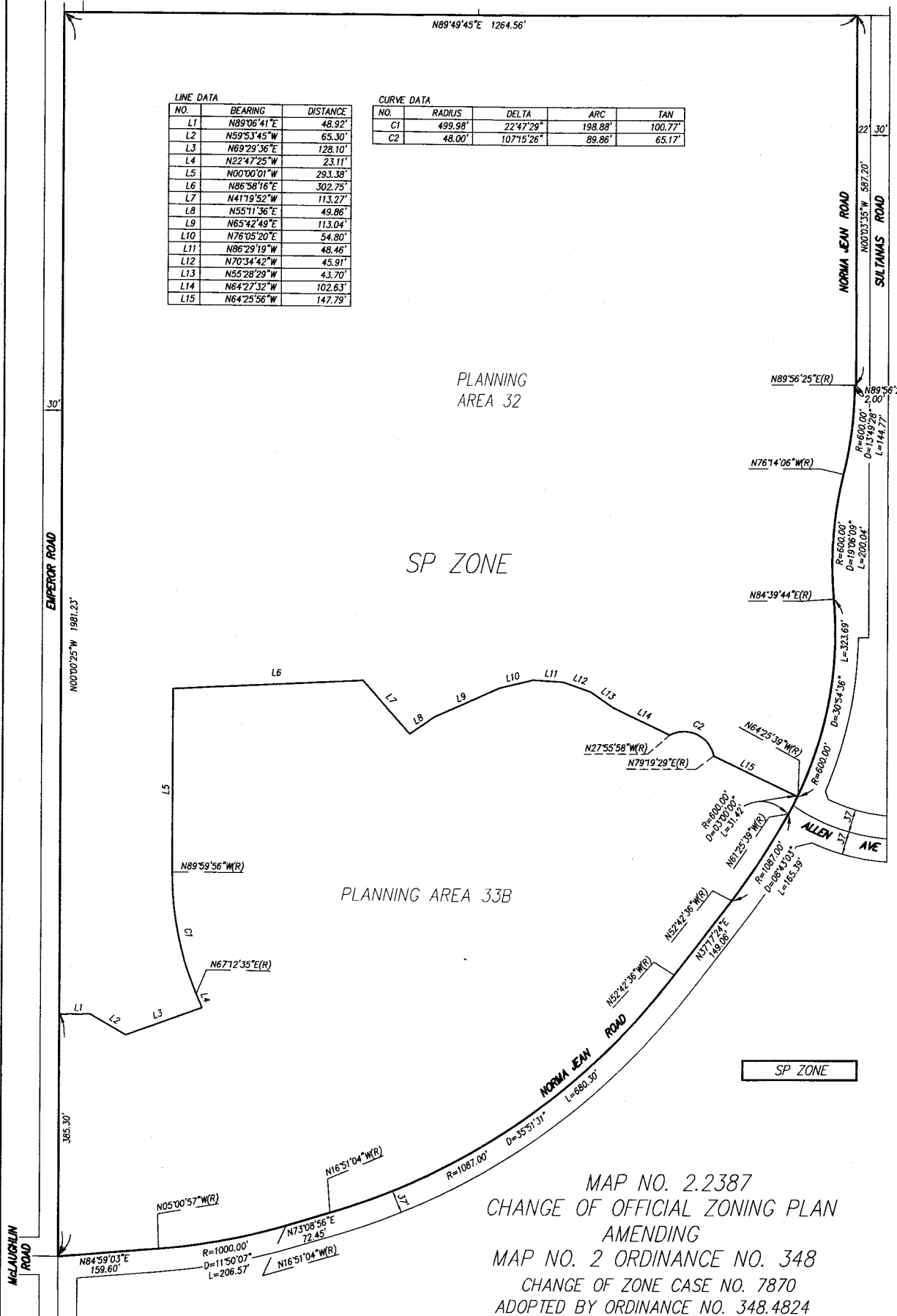
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	499.98'	22°47'29"	198.88'	100.77'
C2	48.00'	107°15'26"	89.86'	65.17'

PLANNING AREA 32

SP ZONE

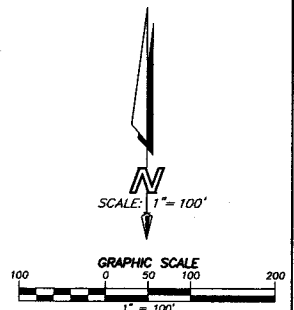
PLANNING AREA 33B



SP ZONE

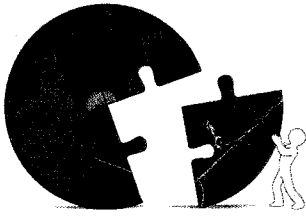
SPECIFIC PLAN (SP260)

MAP NO. 2.2387
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7870
 ADOPTED BY ORDINANCE NO. 348.4824
 DATE: _____



ASSESSOR MAP NUMBER: 459-020-070, 459-020-068

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

ORIGINAL

Steve Weiss, AICP
Planning Director

4013

DATE: January 22, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: Specific Plan No. 260A2, Substantial Conformance No. 1, Change of Zone No. 7870, Tentative Tract Map No. 31500

(Charge your time to these case numbers)

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Addendum to earlier Environmental Document
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

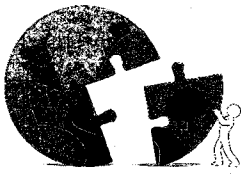
Please sch for
4/5/16
BOS

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 20, 2016**

I. AGENDA ITEM 4.2

SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO. 31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33b.

II. PROJECT DESCRIPTION:

The Specific Plan Substantial Conformance proposes to make small changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Kevin Canning, Highland Palms HOA

Spoke in opposition to the proposed project:

- George Psares, 52 Vista Montemar, Laguna Niguelm (949) 388-8808
- Helen Psares, (949) 388-8808
- Diana K. Gutierrez, Neighbor, 30650 Triple Crown Rd., Homeland (951) 926-3856
- Georgiann Kruger, Neighbor, (949) 813-2503
- Ken Rock, 25424 Sultanas Rd., Homeland

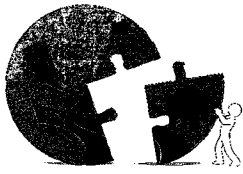
IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 20, 2016**

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Commissioner Sanchez was absent)

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

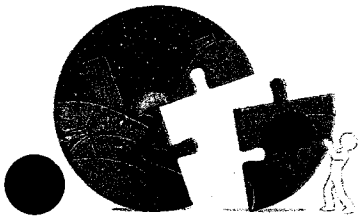
CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329; and,

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7870 ; and,

APPROVE TENTATIVE TRACT MAP NO. 31500 as modified at hearing.

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

Memorandum

Date: January 19, 2016

To: Planning Commission

From: Matt Straite, Planning Staff

RE: Additional Condition of Approval edits for agenda item 4.2

Condition of approval 10.EVERY.11 on the Tract Map is proposed to be modified to read as follows:

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

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

Environmental Assessment/Addendum = Environmental Assessment No. 39357/ Addendum No. 1 to Environmental Impact Report No. 329


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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

4.2

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: January 20, 2016

SPECIFIC PLAN NO. 260A2 SUBSTANTIAL
CONFORMANCE NO. 1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP NO. 31500
Applicant: Stone Star Riverside LLC
Engineer/Representative: T&B Planning
Consultants, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 260 was approved in 1994. The plan originally allowed for 2,390 units, and other uses including commercial, business park, mixed use, industrial, a school site. In 2007, Amendment No. 1 was approved to implement Tentative Tract Map No. 29322. Modifications included land use designation changes of some planning areas, consolidation of some Planning Areas, and an increase in the total unit count to 2,503 total units. In 2008 Amendment No. 2 was approved to implement Tentative Tract Map Nos. 34118 and 34600. Modifications included some land use changes to some planning areas, boundary changes to some planning areas, consolidation of some Planning Areas, and a total increase in the number of units to 2,815 total units. In 2008 the City of Menifee incorporated taking a large portion of the Specific Plan into the City limits. As explained in detail below, this Project will revise the Specific Plan to reflect the County jurisdictional limits of the plan.

SUBSTANTIAL CONFORMANCE NO. 1 TO SPECIFIC PLAN NO. 260 AS AMENDED BY AMENDMENT NO. 2 proposes to make minor changes to, and update the Specific Plan. Specifically, it proposes the following:

- Change the boundary, land use designation, and unit allocations for Planning Areas 32 and 33B. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 33.2 acres. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 52 MDR units on 14.4 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.6 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.6 du/ac. The total number of dwelling units allocated to these two planning areas would be reduced from the approved 206 dwelling units to 204 dwelling units, and the total acreage of Planning Area 33b would increase from 42.5 acres to 47.6 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B. Additionally, traditionally a change to the Land Use Designation would be processed as a Specific Plan Amendment; however, the previous version of the Specific Plan contained errors, the previous Land Use Designations for Planning Areas 32 and 33b were incorrectly labeled Medium High Density Residential (MHDR) when Specific Plan No. 260 was approved in 2008. The actual unit count for Planning Areas 32 and 33b are below the minimum count allowed by MHDR. Therefore, this substantial conformance will correct this error and reflect the actual Land Use Designation of Medium Density Residential (MDR).

SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1

CHANGE OF ZONE NO. 7870

TENTATIVE TRACT MAP 31500

Planning Commission Staff Report: January 20, 2016

Page 2 of 11

- Update the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect approved residential densities and to be consistent with the County's General Plan land use designations, which were updated after the original approval of SP No. 260. Under the County's General Plan, residential densities of 2-5 du/ac are included in the MDR land use designation, while residential densities of 5-8 du/ac are included in the MHDR designation. In some planning areas, however, SP260 used the wrong designation name with the density range. The Specific Plan, for example, called 5-8 dwelling units per acre, MDR, which is an error. The corrected Land Use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use designations. Correcting the land use designation name will not change the acreage or unit allocations for these planning areas, only the names are changing. The name change is fully consistent with the existing Specific Plan. Specifically, the following updates to the land use designations are proposed as part of SP260S1:
 - Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.

- Change the roadway classifications for portions of Emperor Road and McLaughlin Road have as follows:
 - The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.

 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-

foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

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

CHANGE OF ZONE NO.7870 proposes to formalize the planning area boundaries for Planning Areas 32 and 33b. An amendment to the Specific Plan zoning ordinance is not necessary because the substantial conformance is not changing the allowed uses or development standards for Planning Areas 32 and 33b. SP No. 260A2 as modified by proposed Substantial Conformance No. 1 is consistent with the uses and development standards of the adopted Specific Plan. The boundaries of the Planning Areas have changed, but not the uses or standards, therefore the project is consistent with the existing Specific Plan zoning ordinance.

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

The proposed project is located southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

Substantial Conformance No. 1 to Specific Plan No. 260A2, Change of Zone No. 7870 and Tentative Tract Map No. 31500 may also be referred to as the Project.

ISSUES OF POTENTIAL CONCERN:

County Jurisdiction

Since the adoption of Amendment No. 2 to Specific Plan No. 260 in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County's jurisdiction.

Tribal Concerns

The Pechanga had expressed concern with the design of the project and potential impacts to cultural resources. The applicant and staff have met with the tribe and addressed their concerns through the design of the map and through mitigation added as conditions of approval. Included is a requirement for the applicant to contribute to region wide cultural analysis to study the importance of the Double Butte region. This study is not being required to address any CEQA concerns and is, therefore, not differing any mitigation.

Highway 79 Policy Area

The project is within the Highway 79 Policy Area. The project is consistent with the requirements of the policy (see finding below for more detail).

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Commercial Retail (CR), Light Industrial (LI), Business Park (BP), Mixed-Use Planning Area (MUPA), Public Facilities (PF), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Water (OS-W) as reflected on the Land Use Plan of the proposed Menifee North Specific Plan.
2. Surrounding General Plan Land Use (Ex. #5): Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 260: Menifee North)
4. Surrounding Zoning (Ex. #2): Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P)

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | and Specific Plan (SP- SP293A5) to the south.
Medium Density Residential (MDR) |
| 6. Surrounding Land Use (Ex. #1): | City of Menifee to the West, single family residential to the east and north, agriculture and vacant property to the south. |
| 7. Project Data: | Total SP Acreage: 829.2
Total Map Acreage: 53.3
Total Proposed Lots: 206
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist;

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7870 to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 32 and 33b, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

APPROVE TENTATIVE TRACT MAP NO. 31500 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is proposed to be designated Medium Density Residential (MDR) on the Harvest Valley/Winchester Area Plan and the Specific Plan Land Use Plan for Specific Plan No. 260A2 as modified by Substantial Conformance No. 1 to the Specific Plan.
2. The proposed Project is within the Highway 79 Policy Area. When the County's General Plan was updated in 2003, a new policy area (Highway 79 Policy Area) was adopted to address transportation infrastructure capacity within the policy area. Policy HVWAP 7.2 specifically requires that new development within the policy area must produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use

designations. At the time the General Plan was updated in 2003, Planning Areas 33A and 33B were identified as a single planning area (Planning Area 33) comprising 57.7 acres, while Planning Area 32 encompassed approximately 21.8 acres). Both of these planning areas were assumed by the 2003 General Plan EIR to be built out at their mid-point density range for the Medium Density Residential (MDR) land use designation (i.e., 3.5 du/ac); thus, the General Plan traffic model would have assumed that Planning Areas 32 and 33 would be developed with up to 278 dwelling units (79.5 acres x 3.5 du/ac = 278 dwelling units). Under the proposed Project, Planning Areas 32 and 33B would be developed with up to 204 dwelling units, while no dwelling units would be constructed in Planning Area 33A. As such, traffic generated by the Project would comprise approximately 73.4% of the total traffic that would have been accounted for in the 2003 General Plan traffic model (204 units/278 units x 100 = 73.4%). Accordingly, the Project would be fully consistent with the Highway 79 Policy Area. The 2015 General Plan update did not revise this policy.

3. The proposed use, residential with a minimum of 5,000 sq.ft. lots, is permitted use in the Medium Density Residential (MDR) designation.
4. The project, as modified, meets the intent and purpose of the adopted SP and the project as modified is consistent with the findings and conclusions contained in the resolution adopting the SP because the change will not be impacting the overall density of the Specific Plan, and the changes to the Land Use Designations within the SP are only name changes, the density permitted in those areas will not change. The proposed circulation changes are fully consistent with the intent of the Specific Plan and the resolution because they facilitate the approved plan in a more efficient manner and address in the needs goals of the Specific Plan and resolution with more detail than was shown in the Specific Plan. All changes were fully analyzed in traffic studies.
5. The proposed substantial conformance to the Specific Plan does not change the basic design of the plan and/or the improvements required by the Specific Plan.
6. The modification to the roadways will improve circulation, etc.
7. The Project site is surrounded by properties which are designated Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
8. The zoning for the subject site is Specific Plan (SP: Menifee North).
9. The Project site is surrounded by properties which are zoned Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P) and Specific Plan (SP- SP293A5) to the south.
10. Located within project vicinity are single family residential homes to the north, and east, agriculture land to the south, and vacant property and the City of Menifee to the west.

11. The proposed Project is not located within a Criteria Cell of the Western Riverside County Species Habitat Conservation Plan and as such, is not required to dedicate a portion of the project site for the intent of preservation.
12. The Project site is not located within a City Sphere of Influence.
13. The Project is a Schedule A subdivision which requires design criterion and physical infrastructure be addressed by, and included on the map. All required provisions have been included and all required infrastructure have been included and analyzed.
14. This land division is not located within a California Fire State Responsibility Area or a very high fire hazard severity zone.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
17. The California Environmental Quality Act Guidelines Section 15164(a) provides that an addendum to a previously certified EIR shall be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:
 - a. The proposed Project would not require "major revisions" to the certified FEIR No. 329 previous EIR (done for the first Specific Plan) since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. Amendment No. 1 and 2 to the Specific Plan were processed with Mitigated Negative Declarations (2007 and 2008 respectively). As proposed, SP260S1 would result in a reduction of two units allocated to SP 260. The total number of units within Planning Areas 32 and 33B would be reduced from 206 dwelling units to 204 dwelling units, and the total number of dwelling units allowed within SP 260 would be reduced from 2,025 to 2,023. Therefore, SP260S1 involves development within areas previously evaluated as part of certified FEIR No. 329, and SP260S1 would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of FEIR No. 329.
 - b. SP260S1 also involves several changes to the land use designations of existing Planning Areas (the corrections to the Land Use names previously discussed) that would not require "major revisions" to the previous certified FEIR No. 329. In 2003, Riverside County updated its General Plan, which included revisions to the allowed density ranges for residential land use designations. As a result, several planning areas within SP 260 are allocated densities that are inconsistent with the density ranges of the 2003 General Plan. SP260S1 proposes changes to the land use designations for Planning Areas 23, 25, 28, and 34 to provide consistency between

the land use designations of SP 260 and the 2003 General Plan. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas, such changes would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of FEIR 329.

- c. Revisions to the circulation plan that are proposed as part of SP260S1 also would not require "major revisions" to the previous EIR. As described above under Section I.A.1, SP260S1 proposes to change the roadway classifications for portions of (proposed) Norma Jean Road and Emperor Road. These changes are proposed, in part, in response to concerns from local residents over previous plans to extend McLaughlin (Norma Jean) Road northerly to Highway 74, thereby eliminating an existing portion of Sultanas Road that provides access to existing residential uses located easterly of Planning Areas 32 and 31A. Under the revised circulation plan, SP260S1 instead proposes to retain the existing segment of Sultanas Road as a separate roadway and to construct a new parallel road (Norma Jean Road). The required right-of-way for Norma Jean Road would be reduced to that of Collector/Modified Collector (74- and 77-foot rights-of-way, respectively), and the right-of-way for Emperor Road would be reduced to a Modified Collector (70-foot right-of-way). Based on the results of a traffic impact analysis, these revisions would not result in a substantial change in area circulation, and no new impacts to study area road segments, intersections, or freeways would result from this change.
- d. As indicated in the above description, the majority of changes included as part of SP260S1 involve revisions to Specific Plan No. 260A2 to provide consistency with the current land use designations of the 2015 Riverside County Integrated Project (RCIP) General Plan. Minor revisions to the dwelling unit allocations and planning area boundaries for Planning Areas 32 and 33B also would occur as a result of SP260S1, along with minor revisions to the proposed circulation plan. Revisions proposed as part of SP260S1 would not result in any changes to allowable land uses or land use intensity within affected planning areas, and environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations: Environmental Assessment/ Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); and Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008).
- e. Overall, the proposed SP260S1 would result in impacts that are equal to those addressed in FEIR No. 329. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 329 and subsequent MNDs.
- f. Subsequent to the certification of FEIR No. 329 and approval of SP No. 260, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project does not involve any land uses which were not included in the analysis contained in FEIR No. 329 and/or subsequent MNDs, and would therefore not result in any new significant effects that were not previously identified.

- h. The proposed Project would result in a comparable level of development permitted under the approved SP No. 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 329 and the previous MNDs. Specifically, these updated technical reports concluded as follows:
 - 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 260 and FEIR No. 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260A2;
 - 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 - 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of FEIR No. 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 - 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 329. Mitigation has been identified to require appropriate compensatory mitigation for impacts to Riparian/Riverine areas, in conformance with the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP); and
 - 5. The hydrology/water quality reports are consistent with the mitigation requirements of FEIR No. 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 - 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of FEIR No. 329.
- j. Mitigation measures identified in FEIR No. 329, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations,

would still be appropriate and feasible for the proposed Project. Additionally, infeasible mitigation measures or alternatives have not become feasible.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. The boundaries of a City;
 - c. WRMSHCP Criteria Cell;
 - d. A High Fire or State Responsibility Area;
 - e. A Fault Zone;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. Or partially within a TUMF Fee Area;
 - b. An area with low to moderate liquefaction potential;
 - c. Romoland and Perris Union High School District;
 - d. In or partially within Lakeview/Nuevo/Romoland/Homeland County Service Area;
 - e. Susceptible to soil subsidence;
 - f. Highway 79 Policy Area;

**SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP 31500
Planning Commission Staff Report: January 20, 2016
Page 11 of 11**

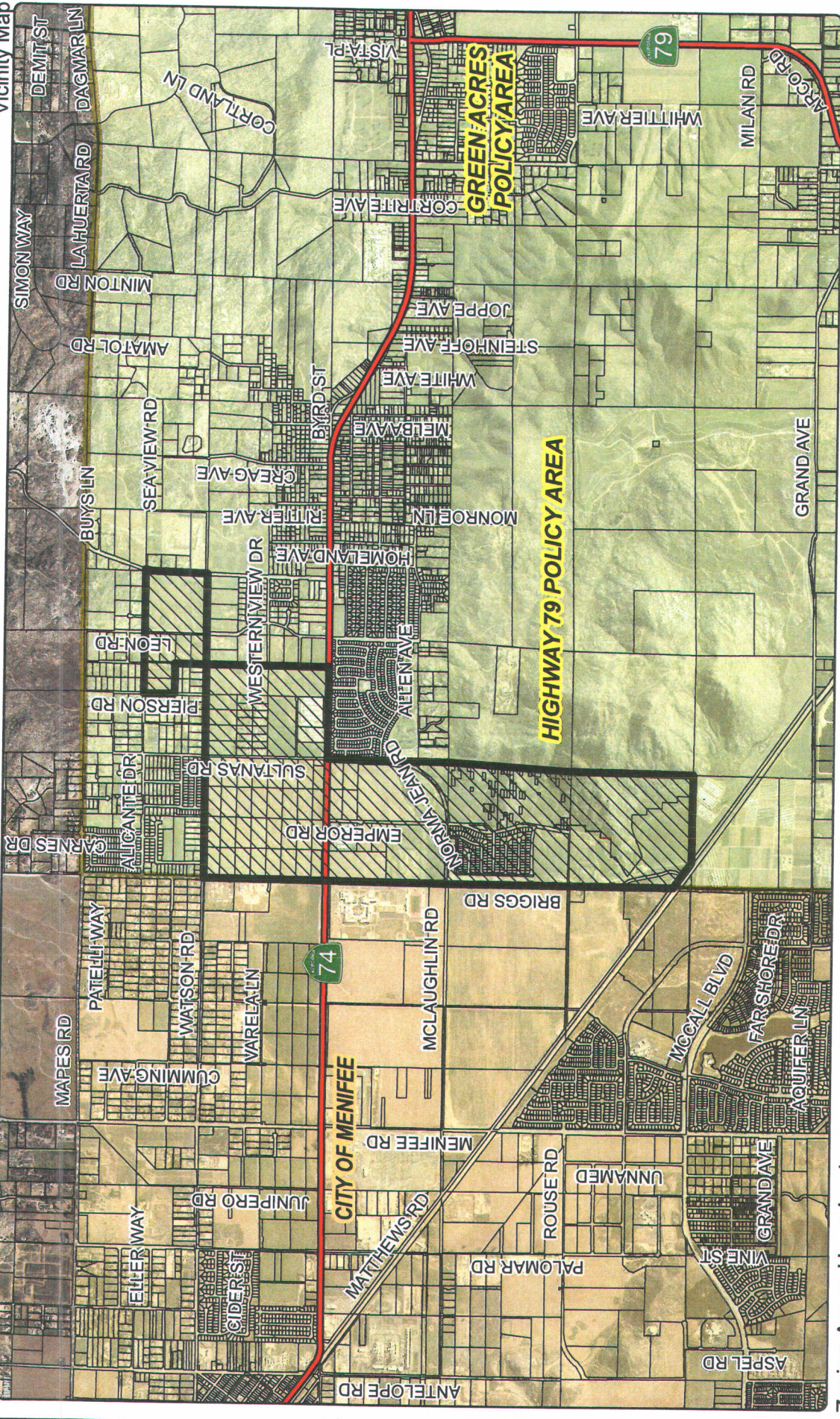
4. Numerous; please refer to attached List of APNs for Specific Plan No. 260.

Y:\Planning Case Files-Riverside office\SP00260S1\Staff Report
Date Prepared: 12/29/15
Date Revised: April 29, 2015

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07870 SP00260S1 TR31500 CFG02835
VICINITY/POLICY AREAS

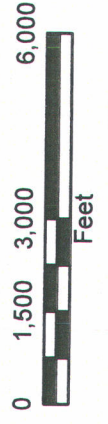
Supervisor: Washington
 District 3

Date Drawn: 12/31/2015
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



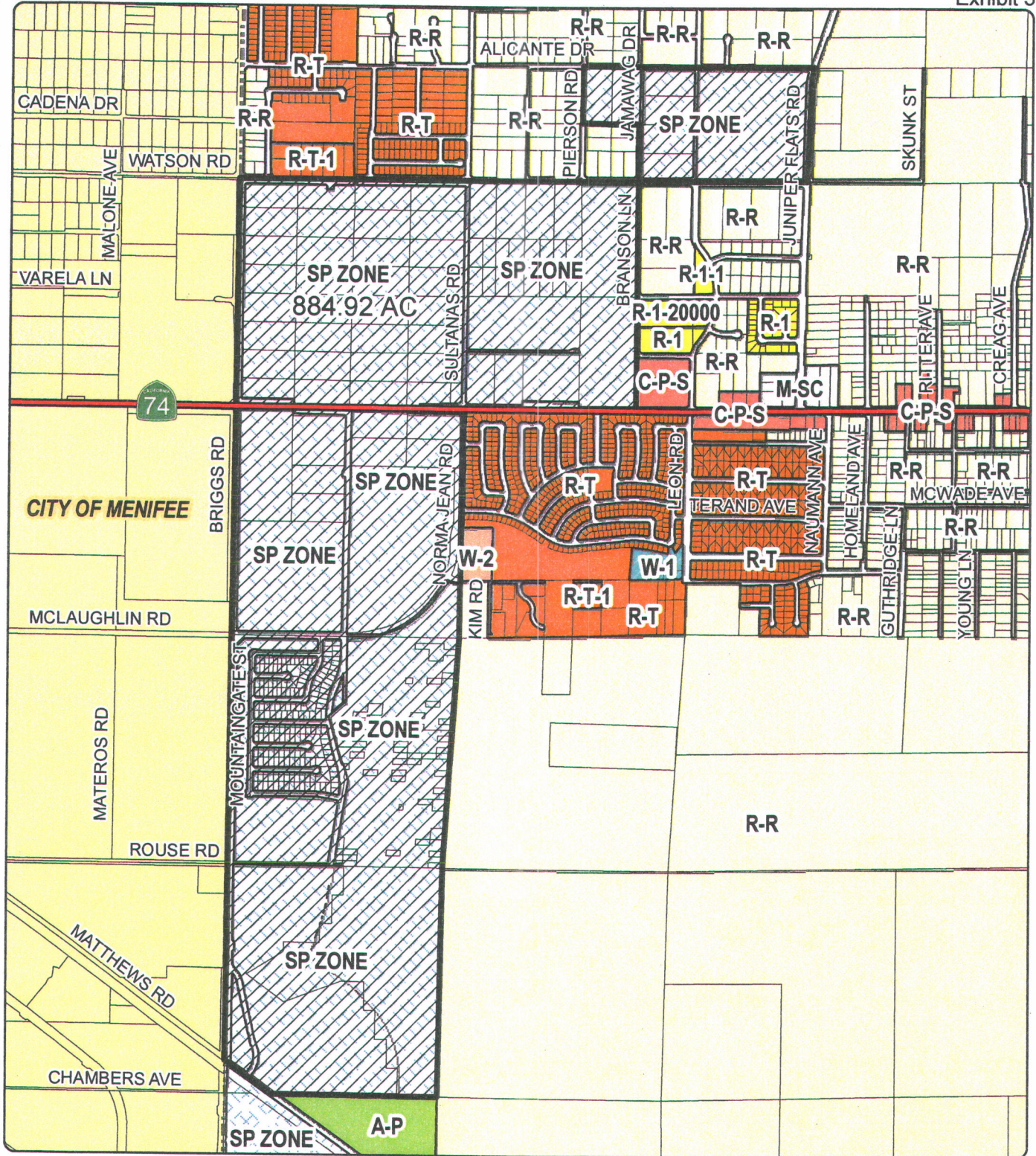
DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, Riverside at (951)956-5200 (Western County) or at Patti DeBart at (760)863-8277 (Eastern County) or website: www.co.riverside.ca.us

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

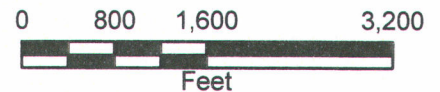
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 Exhibit 3

PROPOSED ZONING



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

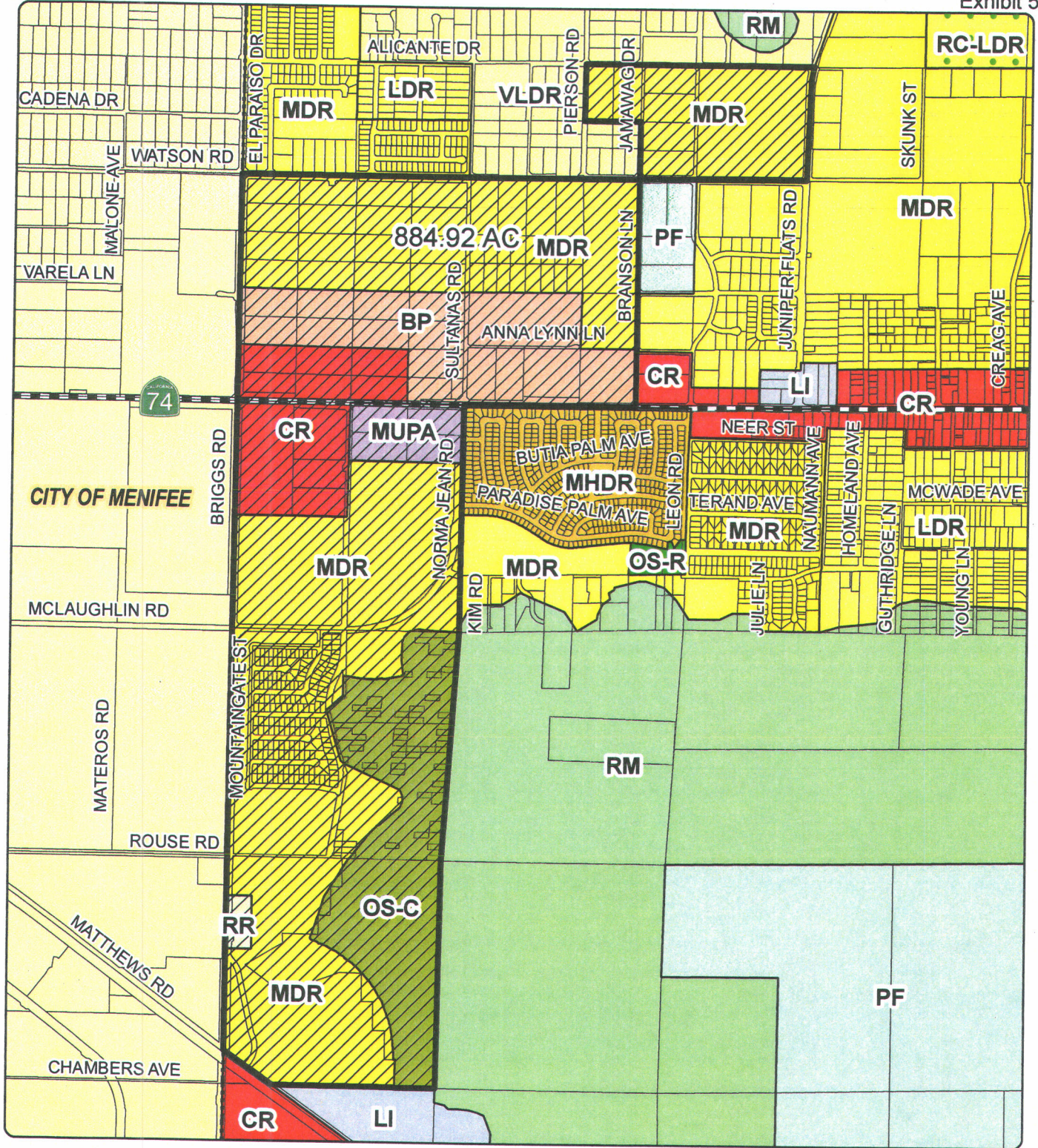
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

EXISTING GENERAL PLAN

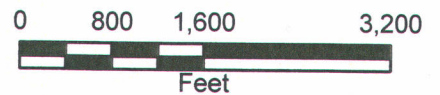
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Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



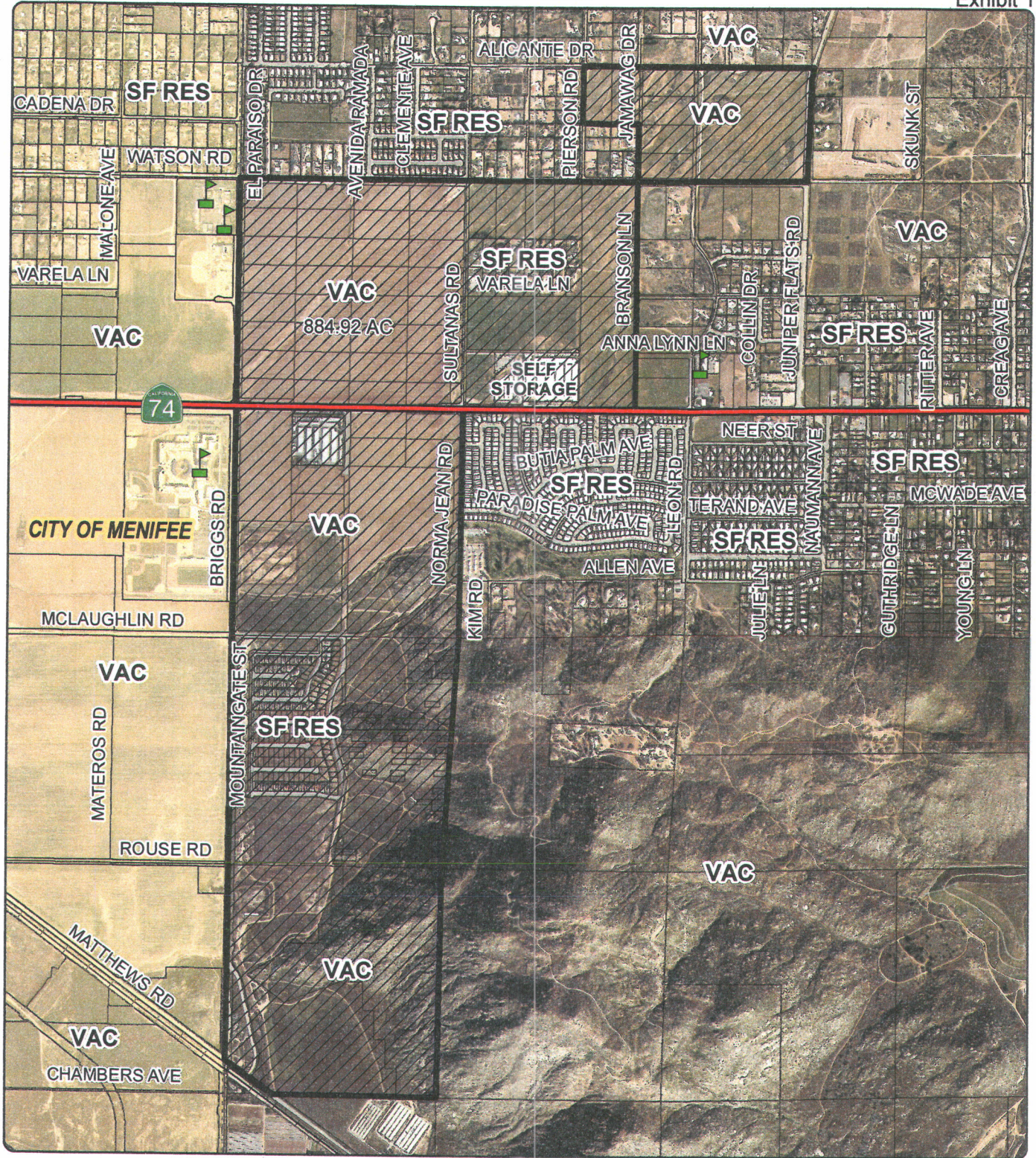
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

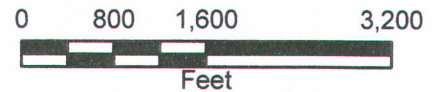
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 Exhibit 1

LAND USE



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlms.org>

Riverside County Ordinance 955 Landscape Water Use Calculations
EMPEROR VILLAGES NORTH
 9th Edition with minor Project Modifications

1. Minimum Annual Water Allowance (GAL/DA) (GAL/DA)

2. Estimated Annual Water Use (GAL/DA)

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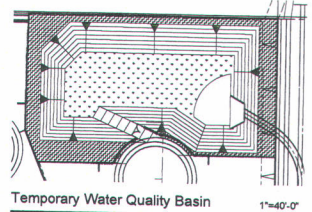
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MAINTENANCE LEGEND

- CONCRETE TYPICAL FRONT YARD AND SLOPES - PRIVATE MAINTAINED AREA
- PERIMETER STREETSCAPE AND PARKWAYS - VALLEY-WIDE MAINTAINED AREA
- LINEAR PARK - VALLEY-WIDE MAINTAINED AREA
- BASH AREA - VALLEY-WIDE MAINTAINED AREA
- BIODIVERSITY - VALLEY-WIDE MAINTAINED AREA
- TRACT PARKWAYS AND SIDEYARD SLOPES - HOA OR VALLEY WIDE MAINTAINED AREA
- CONCRETE DRAINAGE PALET COLLECTION AREA - HOA OR VALLEY WIDE MAINTAINED AREA
- REVEGETATION AREA - HOA OR VALLEY WIDE MAINTAINED AREA
- REVEGETATION AREA, MANUFACTURED SLOPE WITHIN FUEL MODIFICATION ZONE - HOA OR VALLEY WIDE MAINTAINED AREA
- FUEL MODIFICATION ZONE & OPEN SPACE

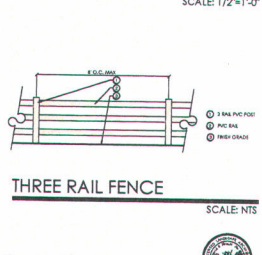
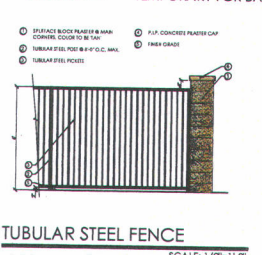
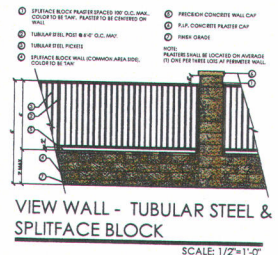
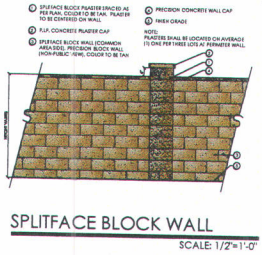
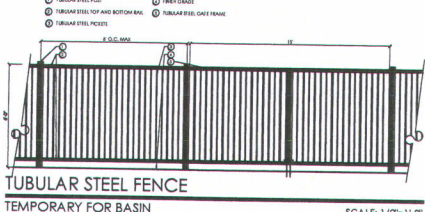
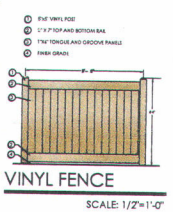
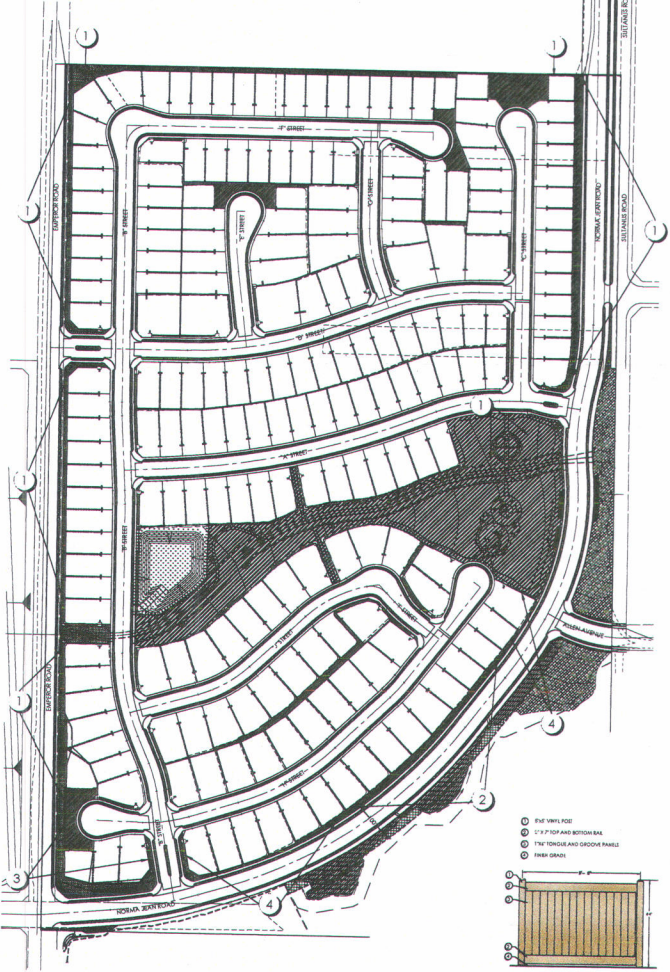
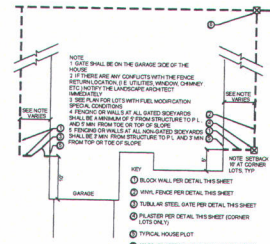
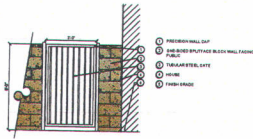
FENCE & WALL LEGEND TR 31500

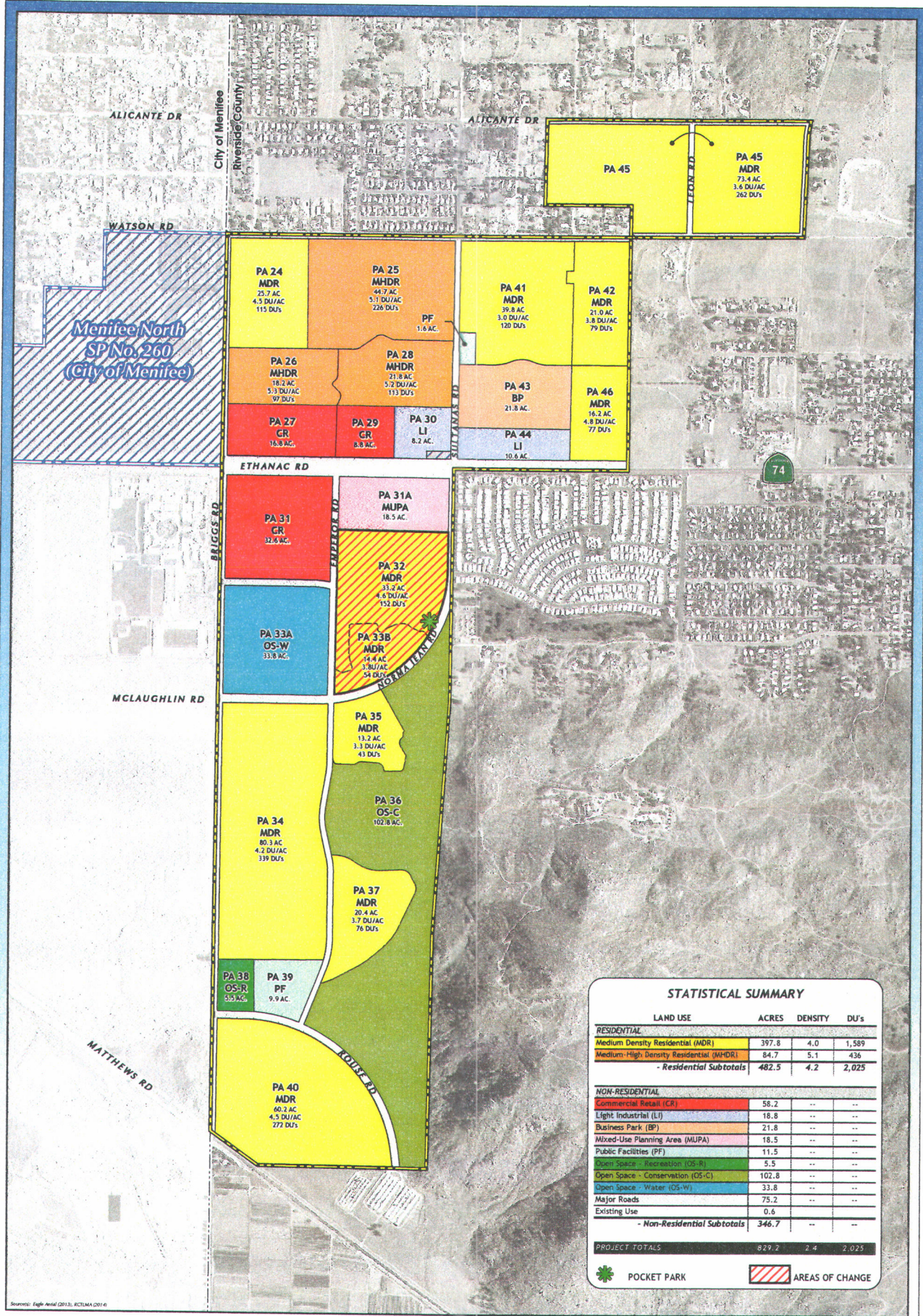
SYMBOL	DESCRIPTION
[Symbol]	6" FT. SPLITFACE BLOCK PLASTER
[Symbol]	6" FT. SPLITFACE BLOCK WALL (COMMON AREA SIDE)
[Symbol]	6" FT. VINYL SCREEN FENCE (PRIVATE REAR YARDS NON-PUBLIC VIEW)
[Symbol]	6" FT. LOW PROFILE BLOCK WALL W/ TUBULAR STEEL VIEW FENCE
[Symbol]	6" FT. TUBULAR STEEL VIEW FENCE
[Symbol]	3" TUBULAR STEEL FENCE - ADJACENT TO D.G. TRAIL ALONG NORMA JEAN ROAD

PERIMETER WALL HEIGHT LEGEND (PER HOSE ANALYSIS REPORT)

1	6" FT. PERIMETER SPLITFACE BLOCK WALL (COMMON AREA SIDE) - LOS 17-18, 19-23, 24-25, 146-148 & 144
2	7" FT. PERIMETER SPLITFACE BLOCK WALL (COMMON AREA SIDE) - LOS 19-20
3	7" FT. PERIMETER SPLITFACE BLOCK WALL (COMMON AREA SIDE) - LOS 145-147
4	9" FT. PERIMETER SPLITFACE BLOCK WALL (COMMON AREA SIDE) - LOS 187-192, 201-202

NOTE:
 WALL LENGTH ON CORNER LOTS SHALL BE REDUCED TO ALLOW FOR ARCHITECTURAL ELEMENTS THAT INCLUDE BUT NOT LIMITED TO PORCHES, COURTYARDS, ETC.





STATISTICAL SUMMARY

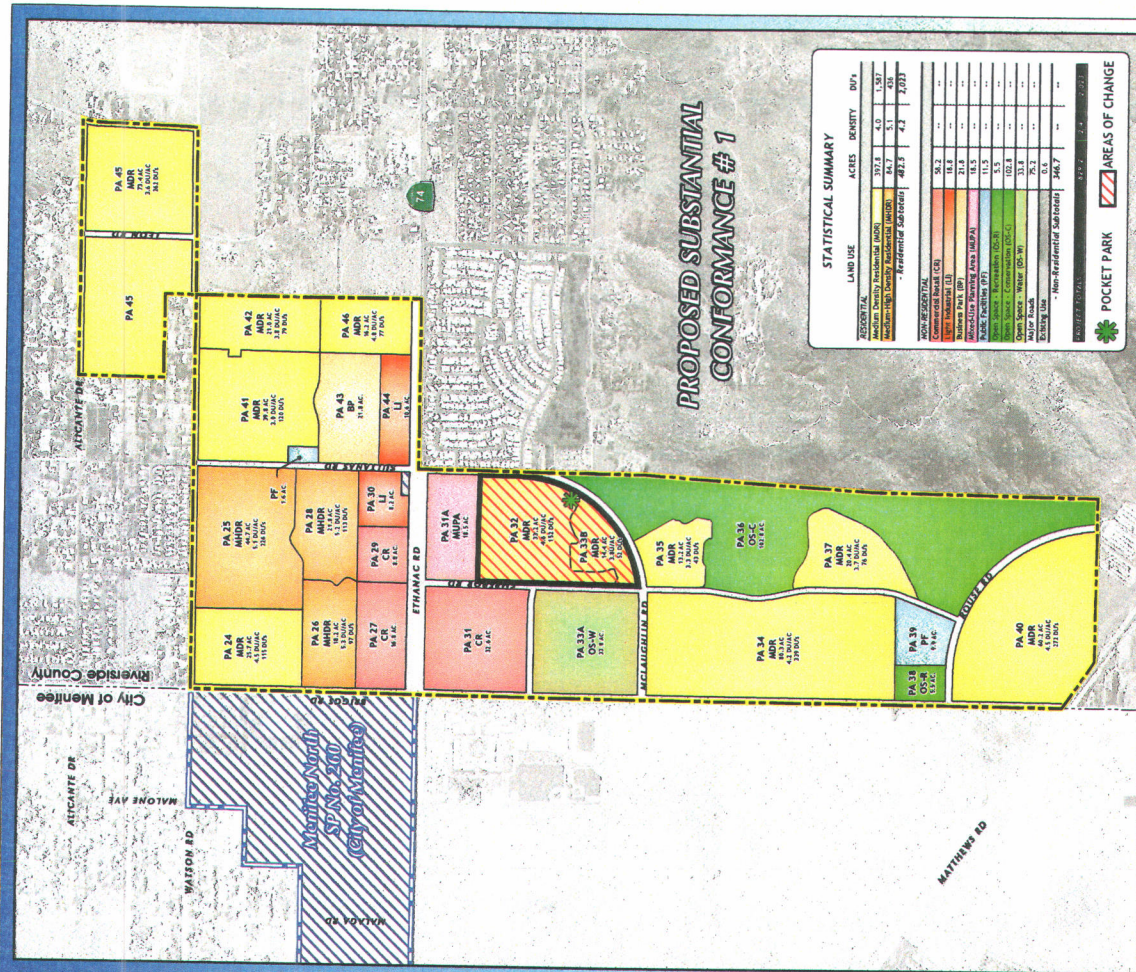
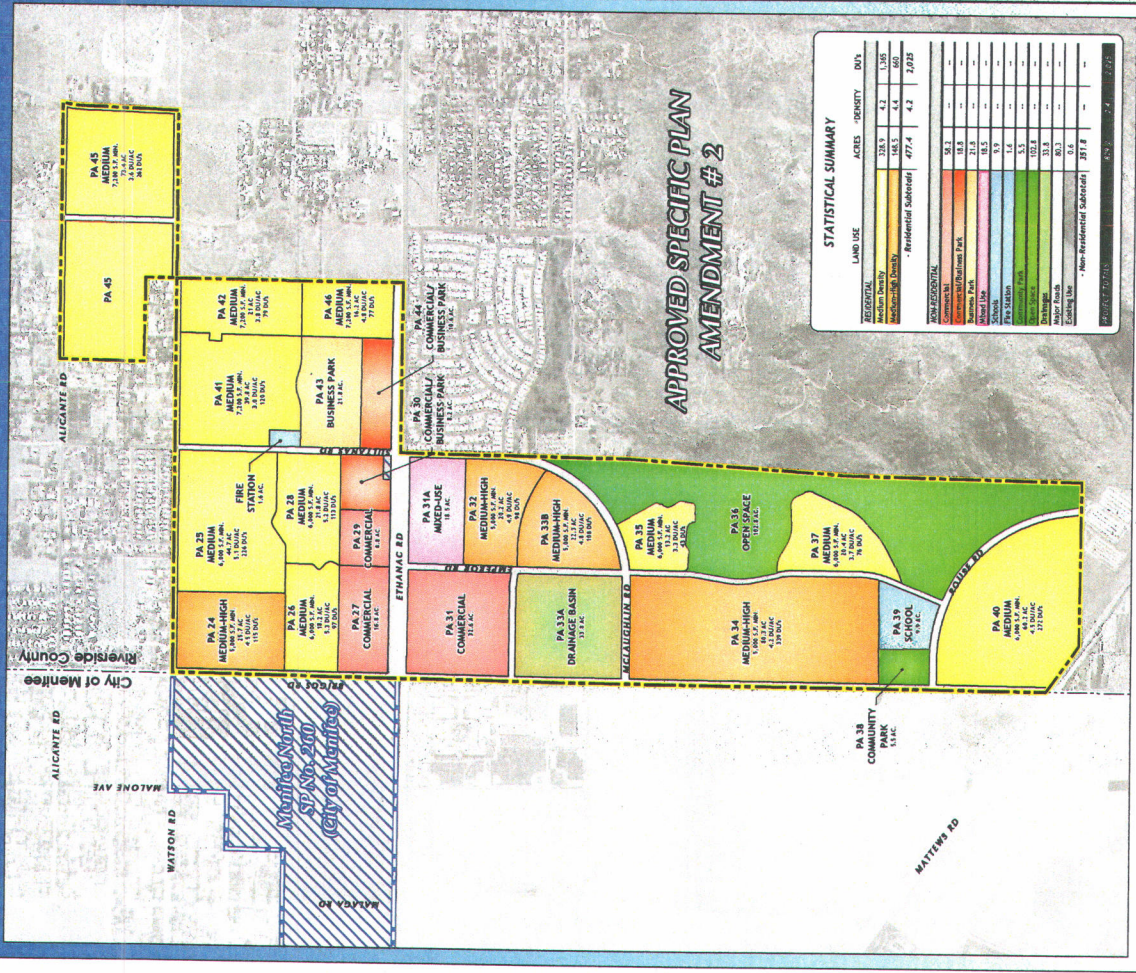
LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density Residential (MDR)	397.8	4.0	1,589
Medium-High Density Residential (MHDR)	84.7	5.1	436
- Residential Subtotals	482.5	4.2	2,025
NON-RESIDENTIAL			
Commercial Retail (CR)	58.2	--	--
Light Industrial (LI)	18.8	--	--
Business Park (BP)	21.8	--	--
Mixed-Use Planning Area (MUPA)	18.5	--	--
Public Facilities (PF)	11.5	--	--
Open Space - Recreation (OS-R)	5.5	--	--
Open Space - Conservation (OS-C)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	75.2	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotals	346.7	--	--
PROJECT TOTALS	829.2	2.4	2,025

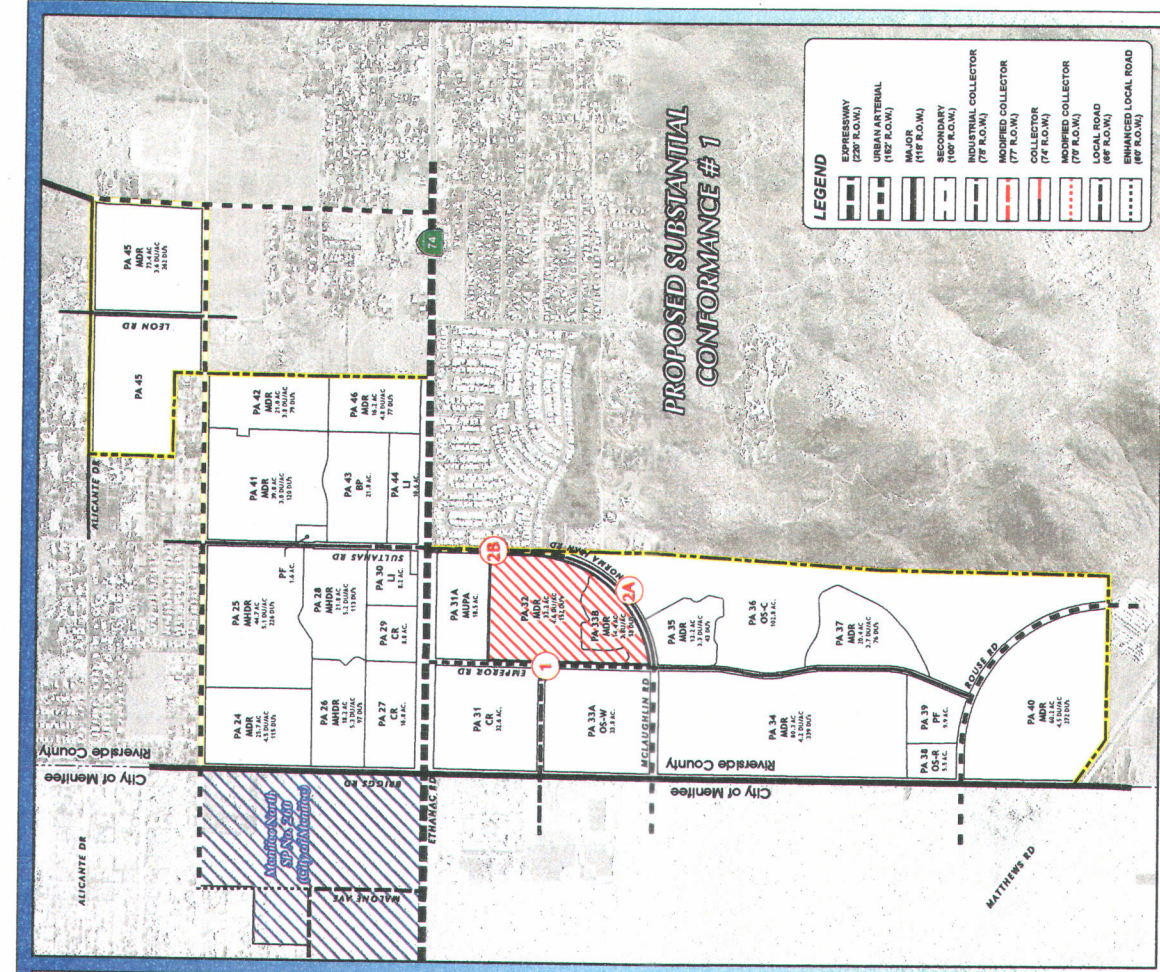
POCKET PARK
 AREAS OF CHANGE

MENIFEE NORTH SUBSTANTIAL CONFORMANCE #1

T&B PLANNING
 17545 East 15th Street, Suite 100, Torrey Pines, CA 91350
 P: 714.261.1100 F: 714.261.1101
 www.tbplanning.com

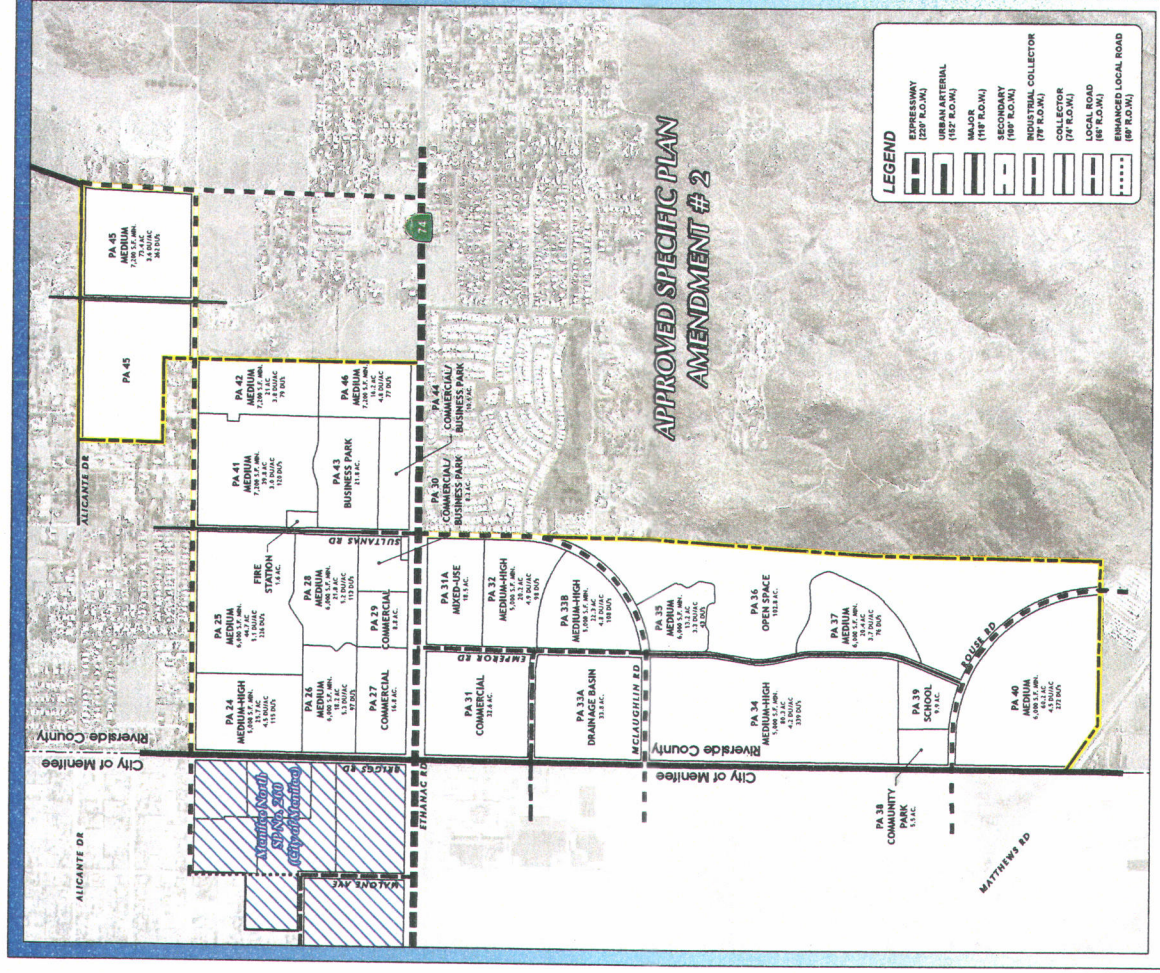
0 250 500 1,000 Feet





LEGEND

[Symbol]	EXPRESSWAY (220' R.O.W.)
[Symbol]	URBAN ARTERIAL (157' R.O.W.)
[Symbol]	MAJOR (118' R.O.W.)
[Symbol]	SECONDARY (107' R.O.W.)
[Symbol]	INDUSTRIAL COLLECTOR (78' R.O.W.)
[Symbol]	MODIFIED COLLECTOR (77' R.O.W.)
[Symbol]	COLLECTOR (74' R.O.W.)
[Symbol]	MODIFIED COLLECTOR (79' R.O.W.)
[Symbol]	LOCAL ROAD (88' R.O.W.)
[Symbol]	ENHANCED LOCAL ROAD (87' R.O.W.)

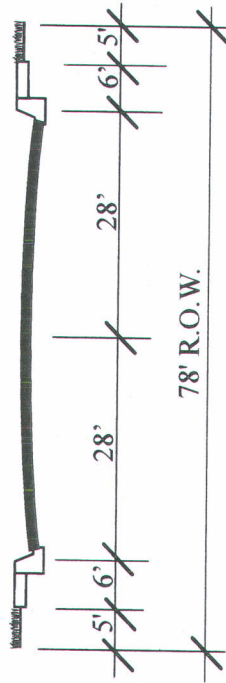


LEGEND

[Symbol]	EXPRESSWAY (220' R.O.W.)
[Symbol]	URBAN ARTERIAL (157' R.O.W.)
[Symbol]	MAJOR (118' R.O.W.)
[Symbol]	SECONDARY (107' R.O.W.)
[Symbol]	INDUSTRIAL COLLECTOR (78' R.O.W.)
[Symbol]	COLLECTOR (74' R.O.W.)
[Symbol]	MODIFIED COLLECTOR (79' R.O.W.)
[Symbol]	LOCAL ROAD (88' R.O.W.)
[Symbol]	ENHANCED LOCAL ROAD (87' R.O.W.)

FIGURE 2
 APPROVED VS. PROPOSED CIRCULATION PLAN
 PAGE I-7

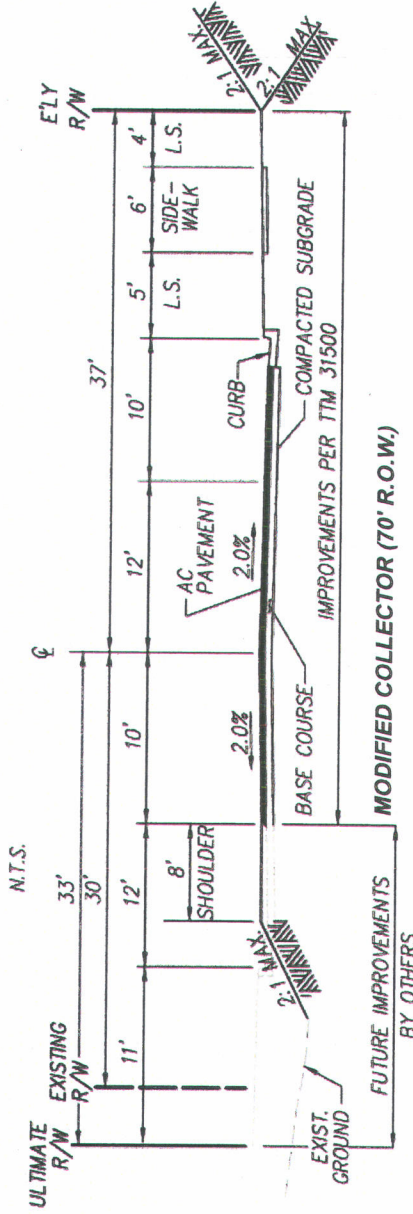
APPROVED



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

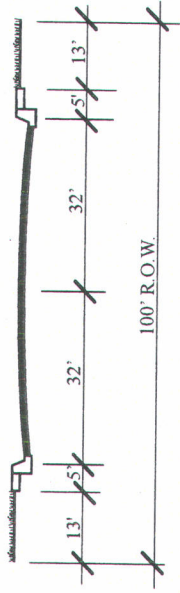
Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)

PROPOSED



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

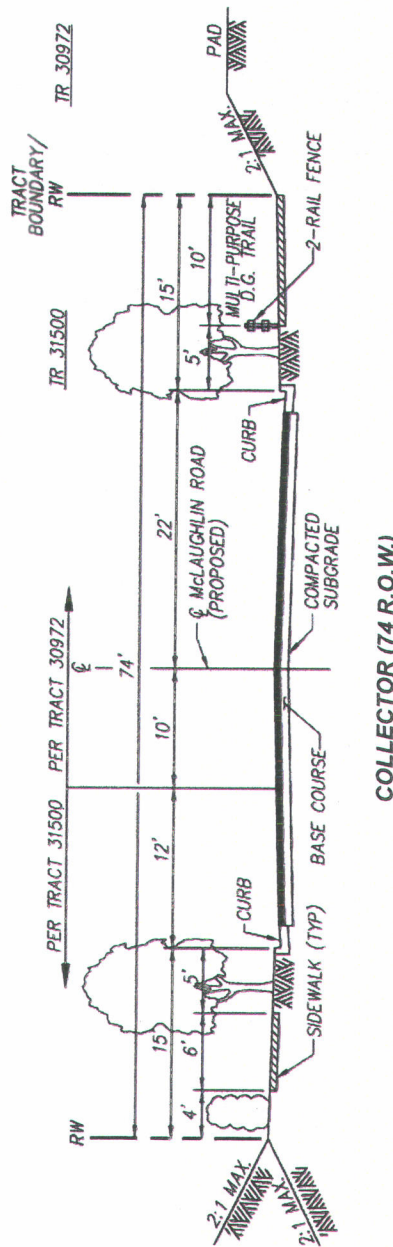
APPROVED



SECONDARY (100' R.O.W.)

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

PROPOSED



COLLECTOR (74 R.O.W.)

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

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

MENIFEE NORTH

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

PREPARED BY:
County of Riverside, CA

January 6, 2016

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

MENIFEE NORTH

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

APPLICANT:

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

CEQA CONSULTANT:

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

January 6, 2016

I. Addendum Introduction

A. Document Purpose

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

1. History of Specific Plan No. 260

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

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

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

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

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

2. Project Description

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

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

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

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

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

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

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

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

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

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

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

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

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

3. California Environmental Quality Act (CEQA) Requirements

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

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

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

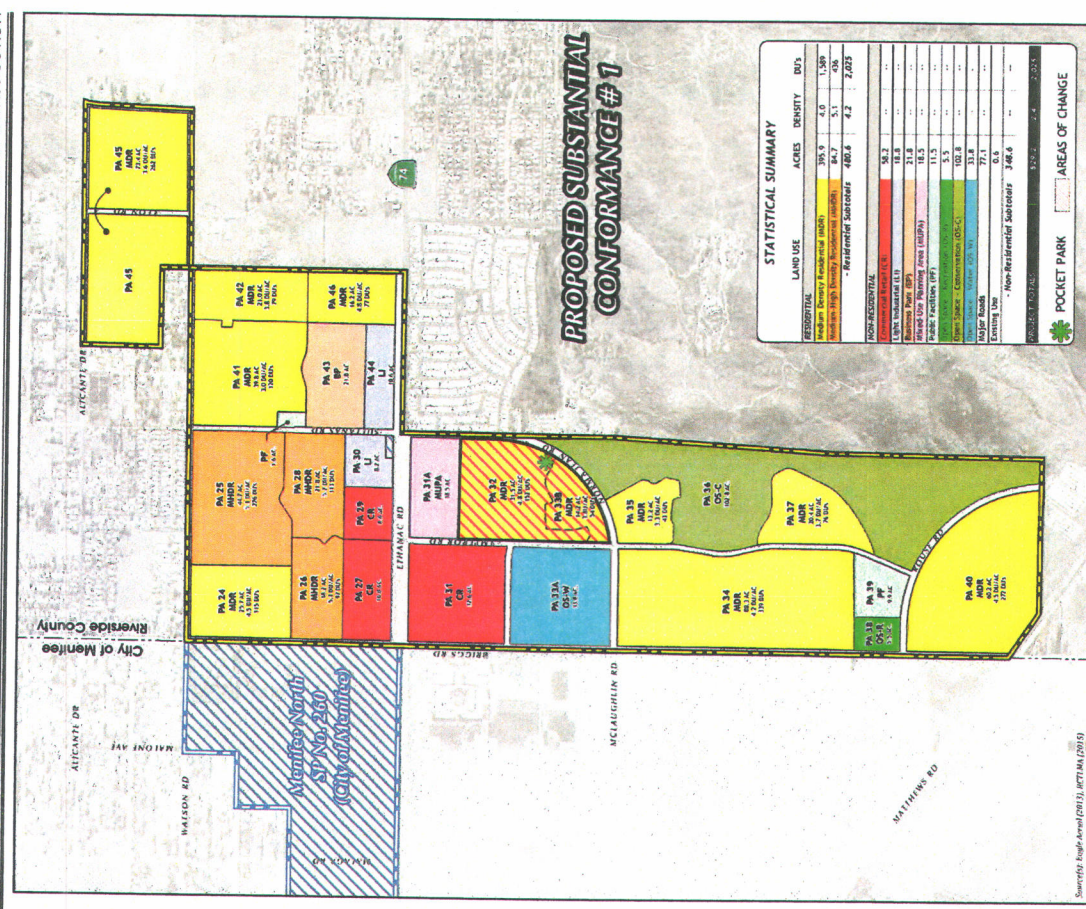
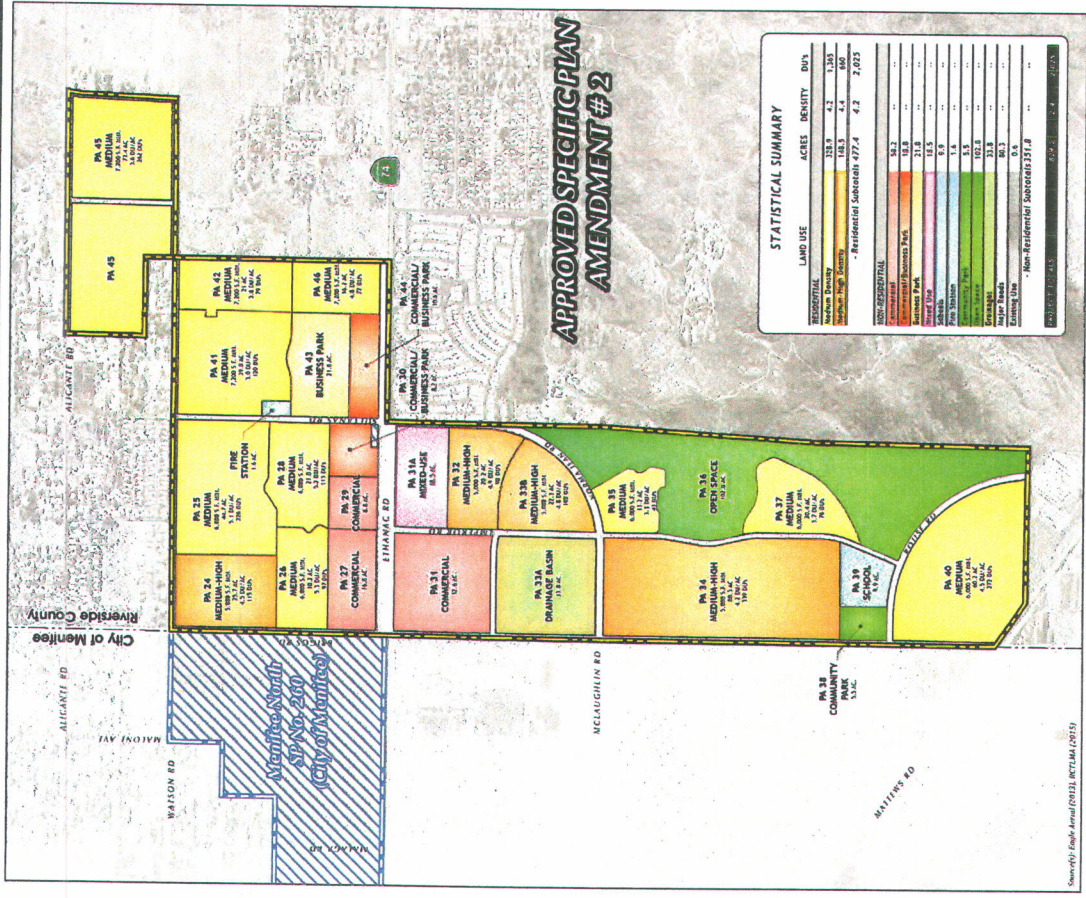
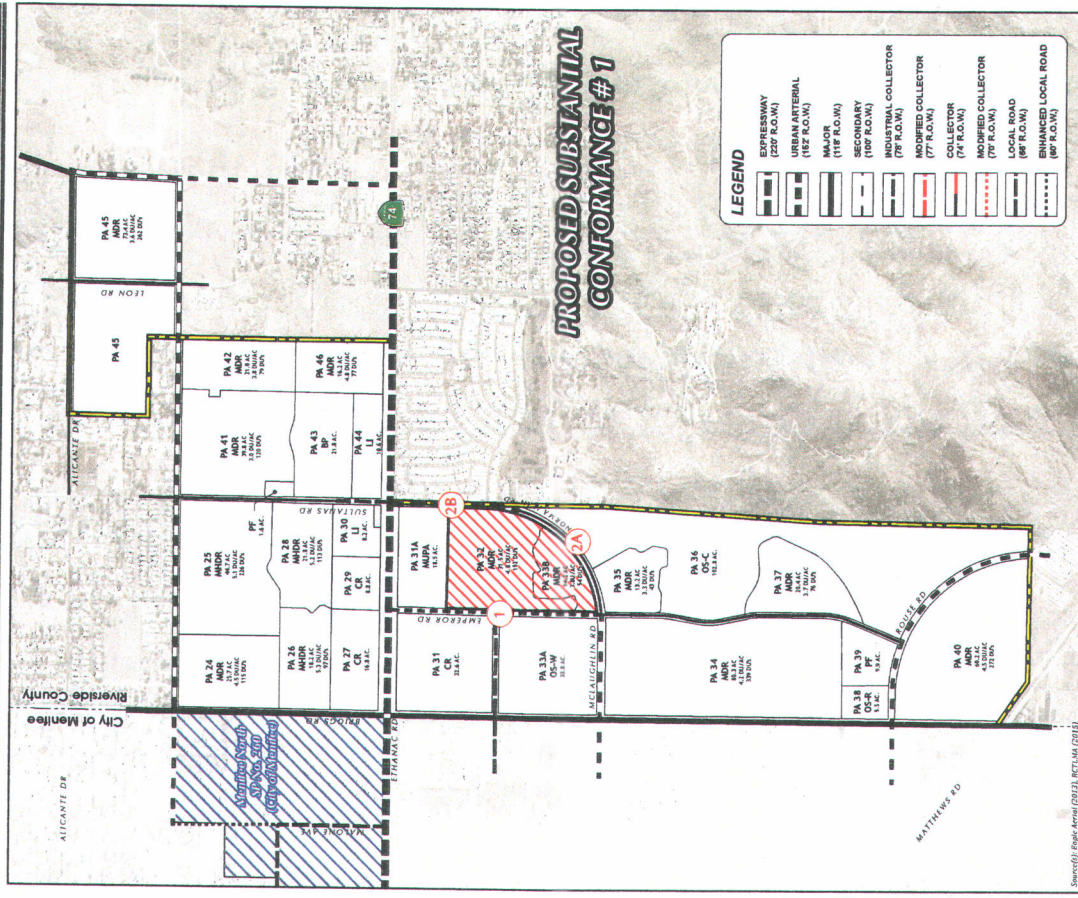
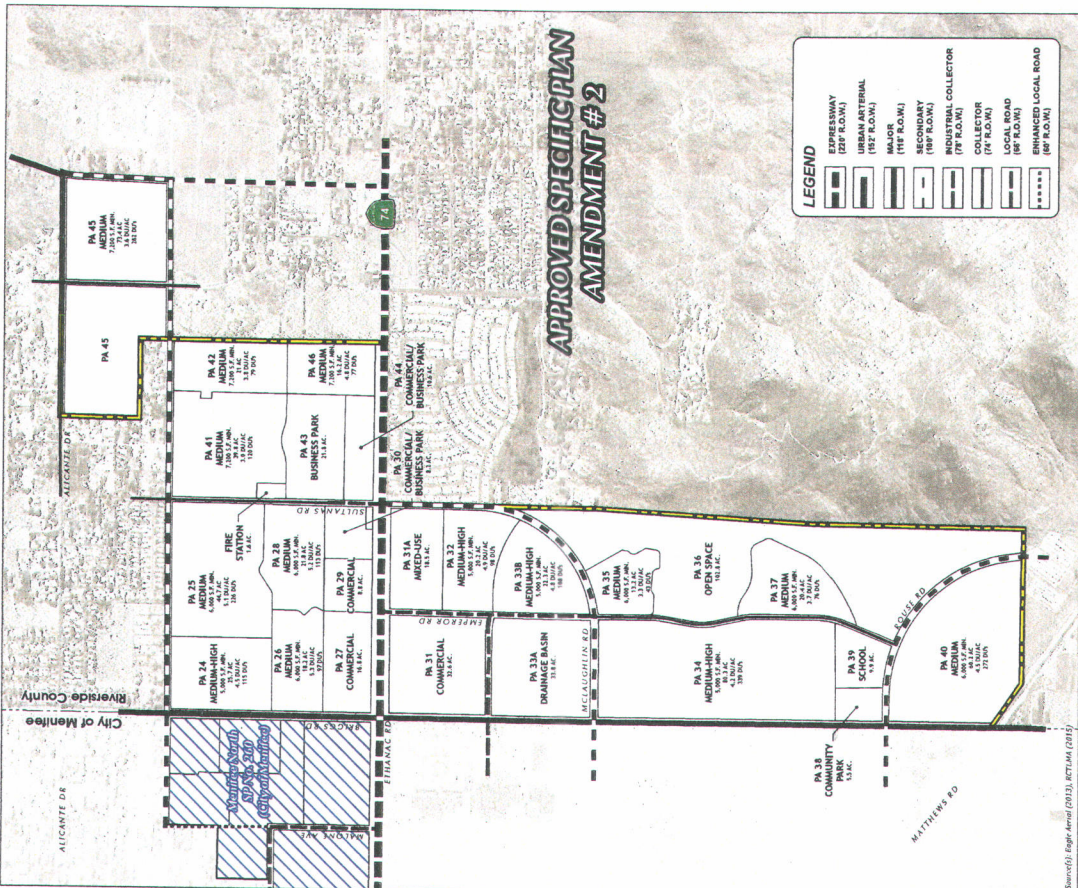


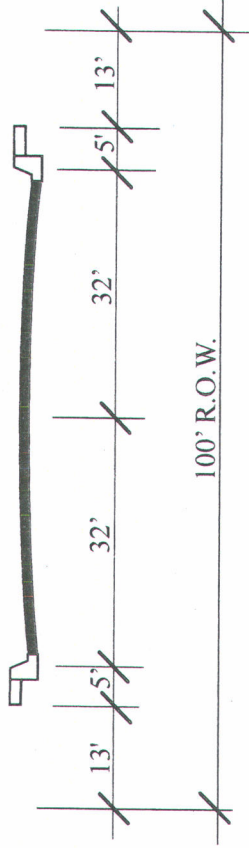
Figure 1

APPROVED VS. PROPOSED LAND USE PLANS





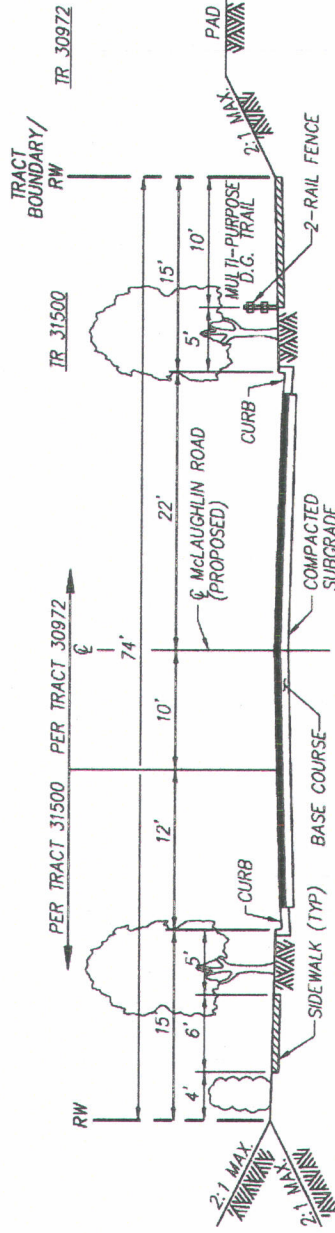
APPROVED



SECONDARY (100' R.O.W.)

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

PROPOSED



COLLECTOR (74 R.O.W.)

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

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

A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances is present.

4. Type of EIR and Level of Analysis

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

**As proposed by SP260S1.

5. Format and Content of this Addendum

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

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

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

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

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

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

6. Addendum Processing

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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

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

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

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

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

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

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

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

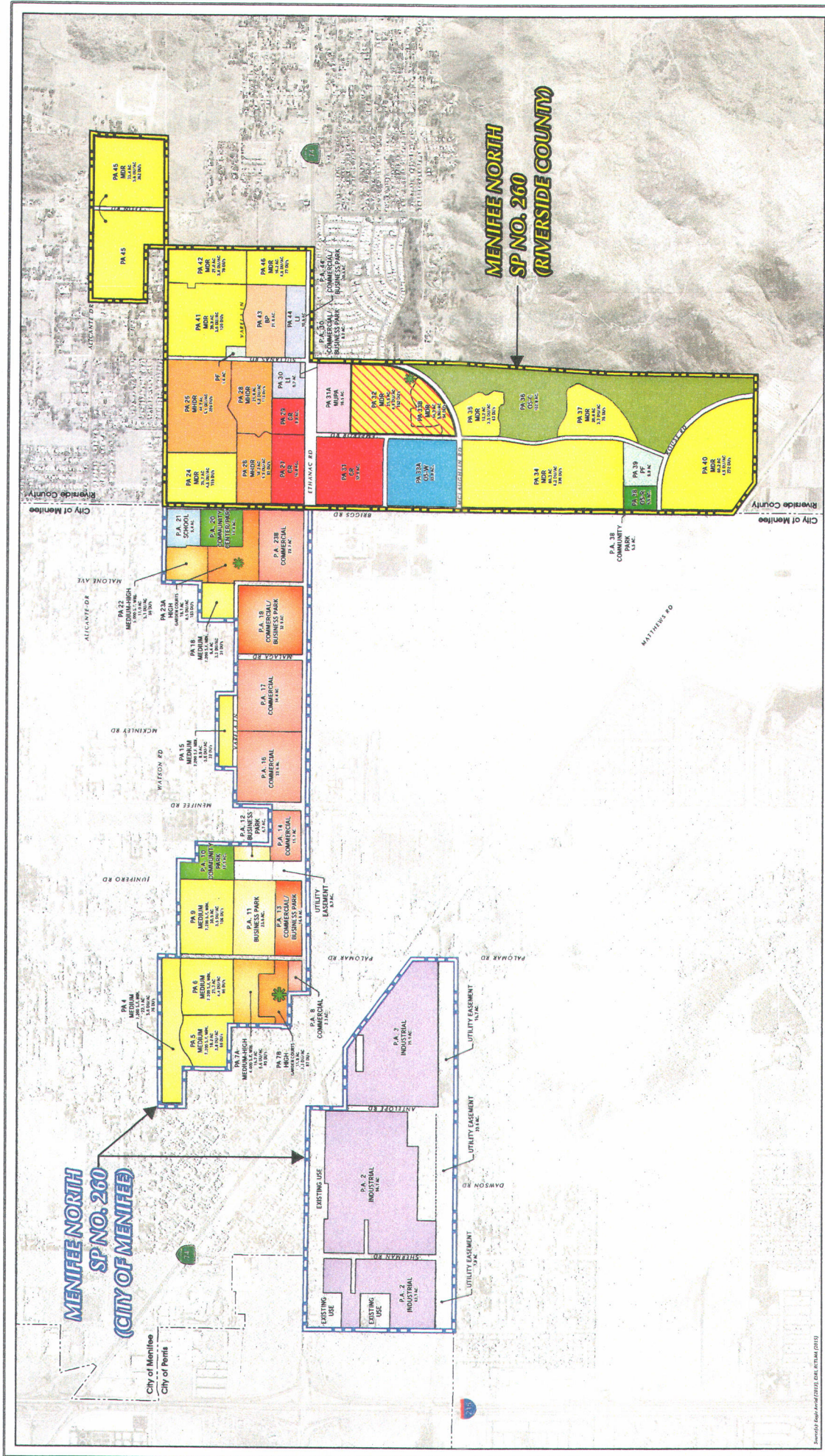
Residential Acres: 480.6	Lots: 2,025	Units: 2,025	Projected No. of Residents: 6,095
Commercial Acres: 58.2	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 18.8	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Business Park: 21.8 acres; Mixed-Use: 18.5 acres; Public Facilities: 11.5 acres; Community Park: 5.5 acres; Open Space: 102.8 acres; Drainage Basin: 33.8 acres; Major Roads: 77.1 acres; Existing Uses: 0.6 acre.

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

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

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



**MENIFEE NORTH
SP NO. 260
(CITY OF MENIFEE)**

**MENIFEE NORTH
SP NO. 260
(RIVERSIDE COUNTY)**

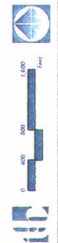
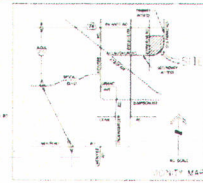


FIGURE 6
REVISED SPECIFIC PLAN BOUNDARIES WITH LAND USES

January 16, 2018, 10:00 AM (PST) 10/18/18, 10:00 AM (PST) 10/18/18

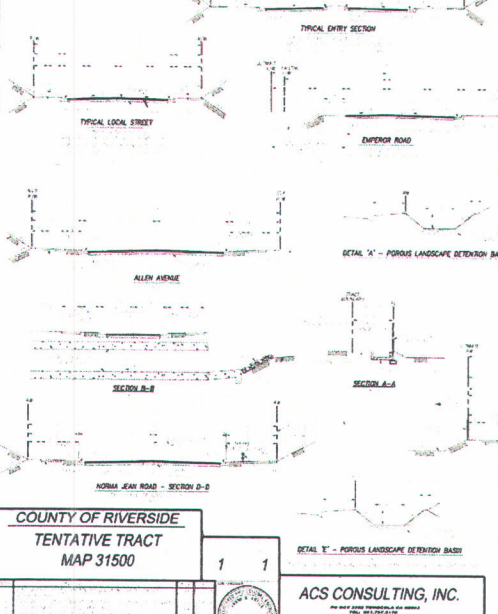
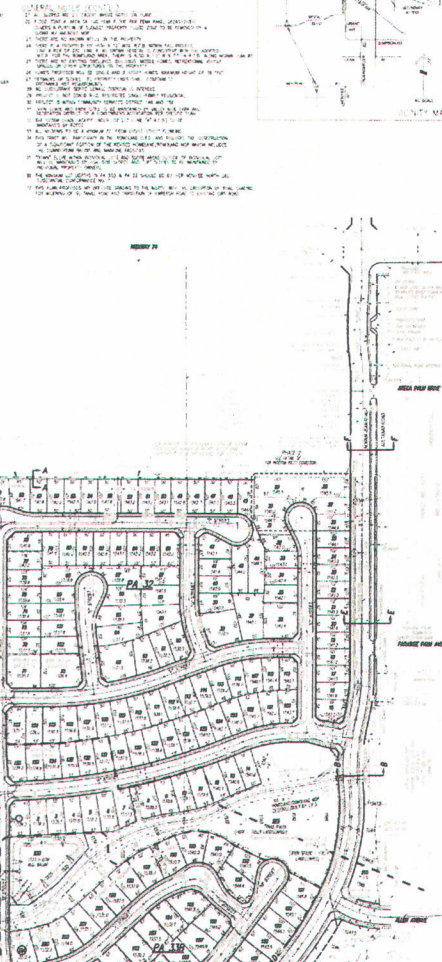
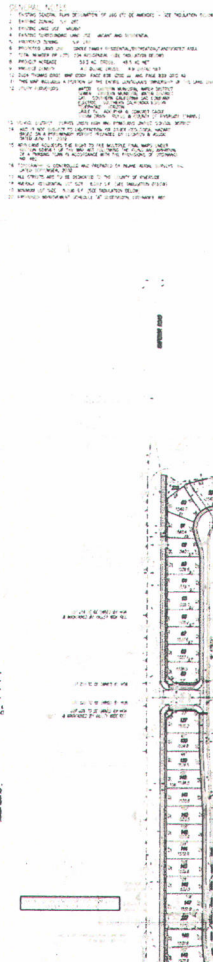
TENTATIVE TRACT MAP 31500 AMENDED MAP NO. 3



100' X 150' X 150'		100' X 150' X 150'		100' X 150' X 150'	
TRACT NO.	AREA	TRACT NO.	AREA	TRACT NO.	AREA
101	1.50	101	1.50	101	1.50
102	1.50	102	1.50	102	1.50
103	1.50	103	1.50	103	1.50
104	1.50	104	1.50	104	1.50
105	1.50	105	1.50	105	1.50
106	1.50	106	1.50	106	1.50
107	1.50	107	1.50	107	1.50
108	1.50	108	1.50	108	1.50
109	1.50	109	1.50	109	1.50
110	1.50	110	1.50	110	1.50
111	1.50	111	1.50	111	1.50
112	1.50	112	1.50	112	1.50
113	1.50	113	1.50	113	1.50
114	1.50	114	1.50	114	1.50
115	1.50	115	1.50	115	1.50
116	1.50	116	1.50	116	1.50
117	1.50	117	1.50	117	1.50
118	1.50	118	1.50	118	1.50
119	1.50	119	1.50	119	1.50
120	1.50	120	1.50	120	1.50
121	1.50	121	1.50	121	1.50
122	1.50	122	1.50	122	1.50
123	1.50	123	1.50	123	1.50
124	1.50	124	1.50	124	1.50
125	1.50	125	1.50	125	1.50
126	1.50	126	1.50	126	1.50
127	1.50	127	1.50	127	1.50
128	1.50	128	1.50	128	1.50
129	1.50	129	1.50	129	1.50
130	1.50	130	1.50	130	1.50
131	1.50	131	1.50	131	1.50
132	1.50	132	1.50	132	1.50
133	1.50	133	1.50	133	1.50
134	1.50	134	1.50	134	1.50
135	1.50	135	1.50	135	1.50
136	1.50	136	1.50	136	1.50
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138	1.50	138	1.50	138	1.50
139	1.50	139	1.50	139	1.50
140	1.50	140	1.50	140	1.50
141	1.50	141	1.50	141	1.50
142	1.50	142	1.50	142	1.50
143	1.50	143	1.50	143	1.50
144	1.50	144	1.50	144	1.50
145	1.50	145	1.50	145	1.50
146	1.50	146	1.50	146	1.50
147	1.50	147	1.50	147	1.50
148	1.50	148	1.50	148	1.50
149	1.50	149	1.50	149	1.50
150	1.50	150	1.50	150	1.50

GENERAL NOTES:

- THESE PLANS SHALL BE CONSIDERED VALID ONLY IF THEY ARE ACCOMPANIED BY THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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PLANNING AREA TABULATION

PLAN NO.	AREA	ACRES	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
101	1.50	0.01	0.01	0.01	0.01	0.01
102	1.50	0.01	0.01	0.01	0.01	0.01
103	1.50	0.01	0.01	0.01	0.01	0.01
104	1.50	0.01	0.01	0.01	0.01	0.01
105	1.50	0.01	0.01	0.01	0.01	0.01
106	1.50	0.01	0.01	0.01	0.01	0.01
107	1.50	0.01	0.01	0.01	0.01	0.01
108	1.50	0.01	0.01	0.01	0.01	0.01
109	1.50	0.01	0.01	0.01	0.01	0.01
110	1.50	0.01	0.01	0.01	0.01	0.01
111	1.50	0.01	0.01	0.01	0.01	0.01
112	1.50	0.01	0.01	0.01	0.01	0.01
113	1.50	0.01	0.01	0.01	0.01	0.01
114	1.50	0.01	0.01	0.01	0.01	0.01
115	1.50	0.01	0.01	0.01	0.01	0.01
116	1.50	0.01	0.01	0.01	0.01	0.01
117	1.50	0.01	0.01	0.01	0.01	0.01
118	1.50	0.01	0.01	0.01	0.01	0.01
119	1.50	0.01	0.01	0.01	0.01	0.01
120	1.50	0.01	0.01	0.01	0.01	0.01
121	1.50	0.01	0.01	0.01	0.01	0.01
122	1.50	0.01	0.01	0.01	0.01	0.01
123	1.50	0.01	0.01	0.01	0.01	0.01
124	1.50	0.01	0.01	0.01	0.01	0.01
125	1.50	0.01	0.01	0.01	0.01	0.01
126	1.50	0.01	0.01	0.01	0.01	0.01
127	1.50	0.01	0.01	0.01	0.01	0.01
128	1.50	0.01	0.01	0.01	0.01	0.01
129	1.50	0.01	0.01	0.01	0.01	0.01
130	1.50	0.01	0.01	0.01	0.01	0.01
131	1.50	0.01	0.01	0.01	0.01	0.01
132	1.50	0.01	0.01	0.01	0.01	0.01
133	1.50	0.01	0.01	0.01	0.01	0.01
134	1.50	0.01	0.01	0.01	0.01	0.01
135	1.50	0.01	0.01	0.01	0.01	0.01
136	1.50	0.01	0.01	0.01	0.01	0.01
137	1.50	0.01	0.01	0.01	0.01	0.01
138	1.50	0.01	0.01	0.01	0.01	0.01
139	1.50	0.01	0.01	0.01	0.01	0.01
140	1.50	0.01	0.01	0.01	0.01	0.01
141	1.50	0.01	0.01	0.01	0.01	0.01
142	1.50	0.01	0.01	0.01	0.01	0.01
143	1.50	0.01	0.01	0.01	0.01	0.01
144	1.50	0.01	0.01	0.01	0.01	0.01
145	1.50	0.01	0.01	0.01	0.01	0.01
146	1.50	0.01	0.01	0.01	0.01	0.01
147	1.50	0.01	0.01	0.01	0.01	0.01
148	1.50	0.01	0.01	0.01	0.01	0.01
149	1.50	0.01	0.01	0.01	0.01	0.01
150	1.50	0.01	0.01	0.01	0.01	0.01

LOT MAINTENANCE RESPONSIBILITY

PLAN NO.	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
101	1.50	0.01	0.01	0.01
102	1.50	0.01	0.01	0.01
103	1.50	0.01	0.01	0.01
104	1.50	0.01	0.01	0.01
105	1.50	0.01	0.01	0.01
106	1.50	0.01	0.01	0.01
107	1.50	0.01	0.01	0.01
108	1.50	0.01	0.01	0.01
109	1.50	0.01	0.01	0.01
110	1.50	0.01	0.01	0.01
111	1.50	0.01	0.01	0.01
112	1.50	0.01	0.01	0.01
113	1.50	0.01	0.01	0.01
114	1.50	0.01	0.01	0.01
115	1.50	0.01	0.01	0.01
116	1.50	0.01	0.01	0.01
117	1.50	0.01	0.01	0.01
118	1.50	0.01	0.01	0.01
119	1.50	0.01	0.01	0.01
120	1.50	0.01	0.01	0.01
121	1.50	0.01	0.01	0.01
122	1.50	0.01	0.01	0.01
123	1.50	0.01	0.01	0.01
124	1.50	0.01	0.01	0.01
125	1.50	0.01	0.01	0.01
126	1.50	0.01	0.01	0.01
127	1.50	0.01	0.01	0.01
128	1.50	0.01	0.01	0.01
129	1.50	0.01	0.01	0.01
130	1.50	0.01	0.01	0.01
131	1.50	0.01	0.01	0.01
132	1.50	0.01	0.01	0.01
133	1.50	0.01	0.01	0.01
134	1.50	0.01	0.01	0.01
135	1.50	0.01	0.01	0.01
136	1.50	0.01	0.01	0.01
137	1.50	0.01	0.01	0.01
138	1.50	0.01	0.01	0.01
139	1.50	0.01	0.01	0.01
140	1.50	0.01	0.01	0.01
141	1.50	0.01	0.01	0.01
142	1.50	0.01	0.01	0.01
143	1.50	0.01	0.01	0.01
144	1.50	0.01	0.01	0.01
145	1.50	0.01	0.01	0.01
146	1.50	0.01	0.01	0.01
147	1.50	0.01	0.01	0.01
148	1.50	0.01	0.01	0.01
149	1.50	0.01	0.01	0.01
150	1.50	0.01	0.01	0.01

COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 31500

ACS CONSULTING, INC.

Source(s): ACS Consulting, Inc. (January 2015)



FIGURE 7

TENTATIVE TRACT MAP NO. 31500

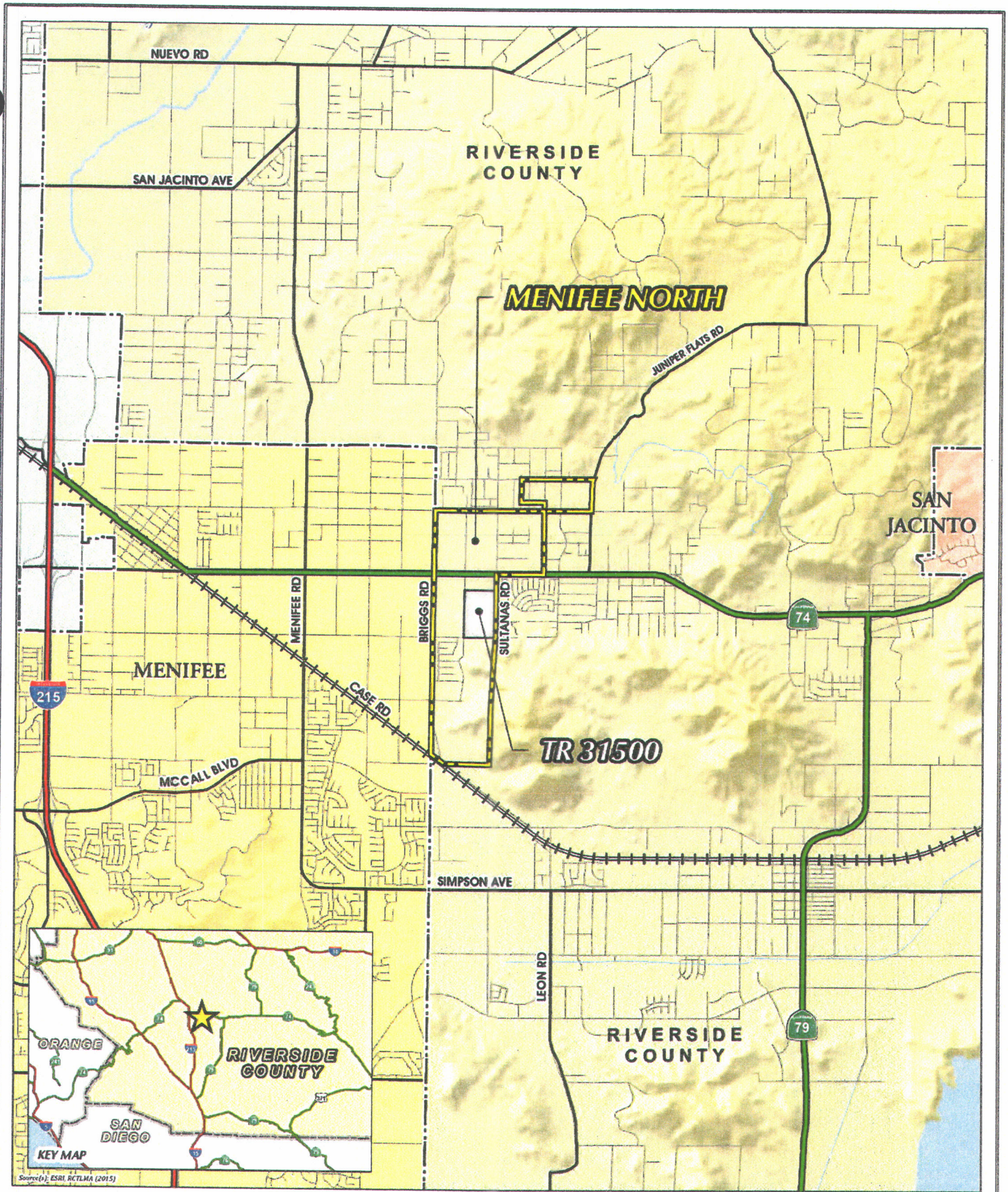
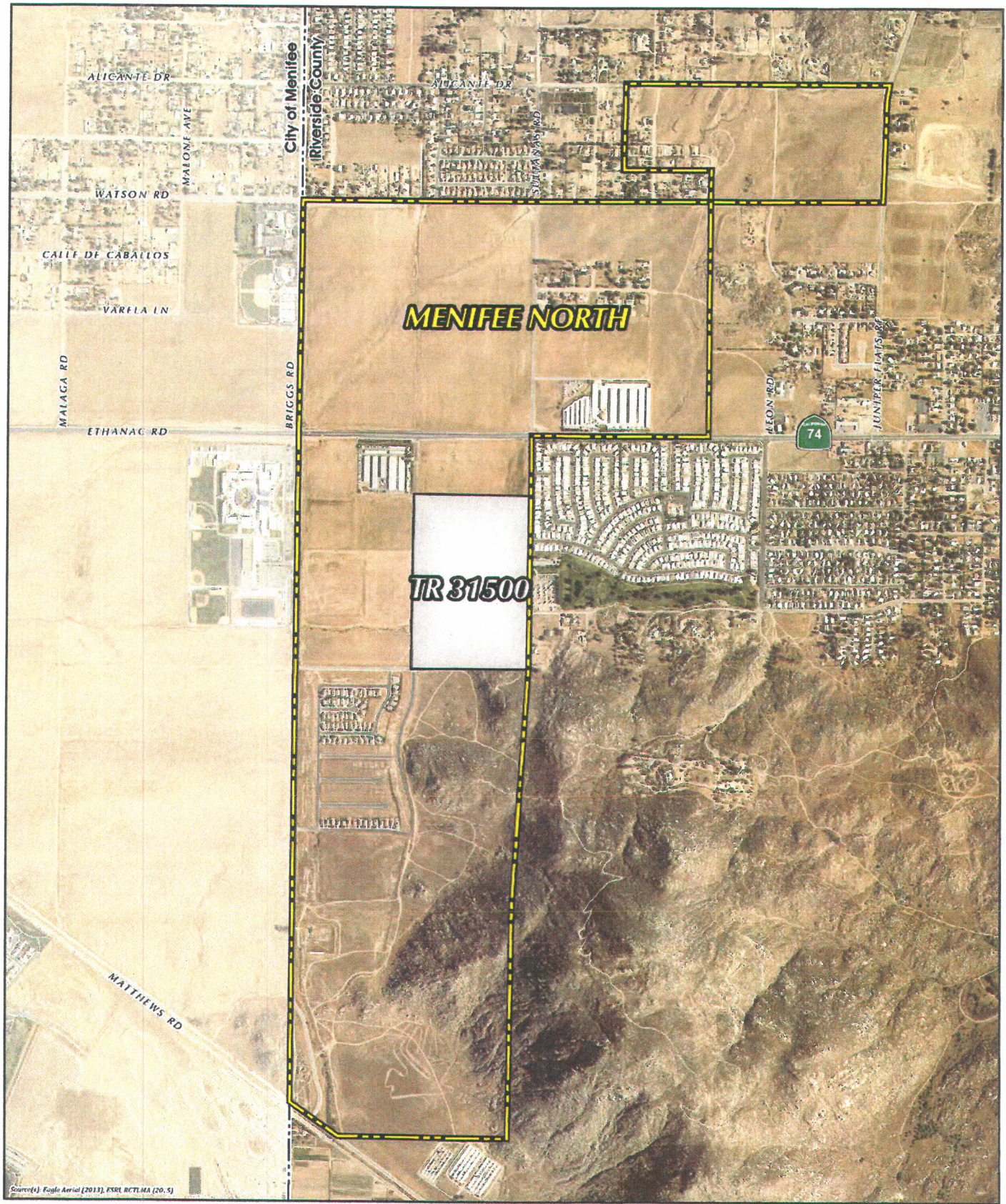


FIGURE 8
VICINITY MAP



Source(s): Eagle Aerial (2013), ESRI BCLTMA (20, 5)

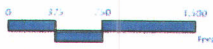


FIGURE 9
AERIAL PHOTOGRAPH

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and/or are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** Although the site is not designated for conservation pursuant to the MSHCP, the County portion of SP260S1 accommodates a total of 102.8 acres of open space, concentrated in the southeast portion of the Specific Plan area. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
 4. **Safety:** The proposed Project is not located within an area that is subject to fault hazards, although the site is subject to seismic activity characteristic of the Southern California region. The southern and northern portions of SP 260 are located within a high fire area; however, the portion of SP 260 proposed for subdivision by TR31500 is not identified as a high fire hazard area. The western portion of SP 260 located southerly of SR-74 is identified as being within a 100-year flood zone, including the western portion of TR31500. The Project site is not located in a dam inundation area. The proposed Project allows for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
 5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.
 6. **Housing:** Implementation of the proposed Project would result in no change in the total number of dwelling units allocated to SP 260 (2,025 dwelling units within the portions of SP 260 located within unincorporated Riverside County). Thus, the Project would not adversely impact the General Plan Housing Element goals or policies.
 7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.
- B. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan (HVWAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** SP260A2 (MHDR, MDR, CR, LI, BP, MUPA, PF, OS-R, OS-C, OS-W)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Specific Plan No. 260, Highway 79 Policy Area.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**
1. **Area Plan(s):** City of Menifee and the Sun City/Menifee Valley Area Plan to the West; Lakeview/Nuevo Area Plan to the north; San Jacinto Valley Area Plan to the east; Southwest Area Plan to the south.
 2. **Foundation Component(s):** City of Menifee to the west (Community Development and Open Space); Community Development and Open Space to the north; Rural Community, Rural, and Community Development to the east; Rural and Community Development to the south.

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

H. Adopted Specific Plan Information

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or

agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

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

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

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

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

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

Monitoring: Monitoring is not required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

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

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

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

MM 26.3 ~~The project will be subject to County Ordinance No. 655 regulating light pollution.~~

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

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

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

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

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

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

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

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

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

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

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

Mitigation: No new mitigation measures are required

Monitoring: No monitoring is required.

5. Forest

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

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

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

Source: Riverside County General Plan, Project Application Materials.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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

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

Findings of Fact:

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

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

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

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

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

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

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

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

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

Construction Emissions-Regional Thresholds

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

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

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

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

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

Table 1 Construction Emissions

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

All measurements are in lbs/day.

¹ Indicates air quality emissions levels with mitigation.

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

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

Construction Emissions- Localized Significance Thresholds

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

Table 2 Construction Localized Significance

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

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

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

Operational Emissions-Regional Thresholds

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

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

Table 3 Regional Significance - Operational Emissions

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

All measurements are in lbs/day.

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

(RK Engineering, 2014, Table 16)

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

Operation Emissions- Localized Significance Thresholds

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

Conclusion

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

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

New
Significant
Impact

More
Severe
Impacts

New Ability
to
Substantially
Reduce
Significant
Impact

No
Substantial
Change from
Previous
Analysis

Table 4 Localized Significance- Operational Emissions

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

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

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

³ Reference: Source Receptor Area 24 Thresholds.

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

Construction and Operational LST Analysis

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

CO "Hot Spot" Analysis

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

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

Conclusion

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

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

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

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

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

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

MM 6.1 (Condition of Approval 10-30) The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.

MM 6.2 (Condition of Approval 10-31) In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

MM 6.4 (Condition of Approval 10-32) Figure V-19, *Bus Turnout and Stop Locations*, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.

MM 6.5 (Condition of Approval 10-33) Low VOC (Volatile Organic Compound) emitting paints should be used.

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

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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?

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

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

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

Findings of Fact:

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

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

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

Riparian/ Riverine Areas

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

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

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

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

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

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

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

Vernal Pools

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

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

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

Purpose Species

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

MSHCP Section 6.1.3 – Protection of Narrow Endemic Plant Species

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

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

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

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

MSHCP Section 6.3.2 – Additional Survey Needs and Procedures

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

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

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

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

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

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

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

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

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

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



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

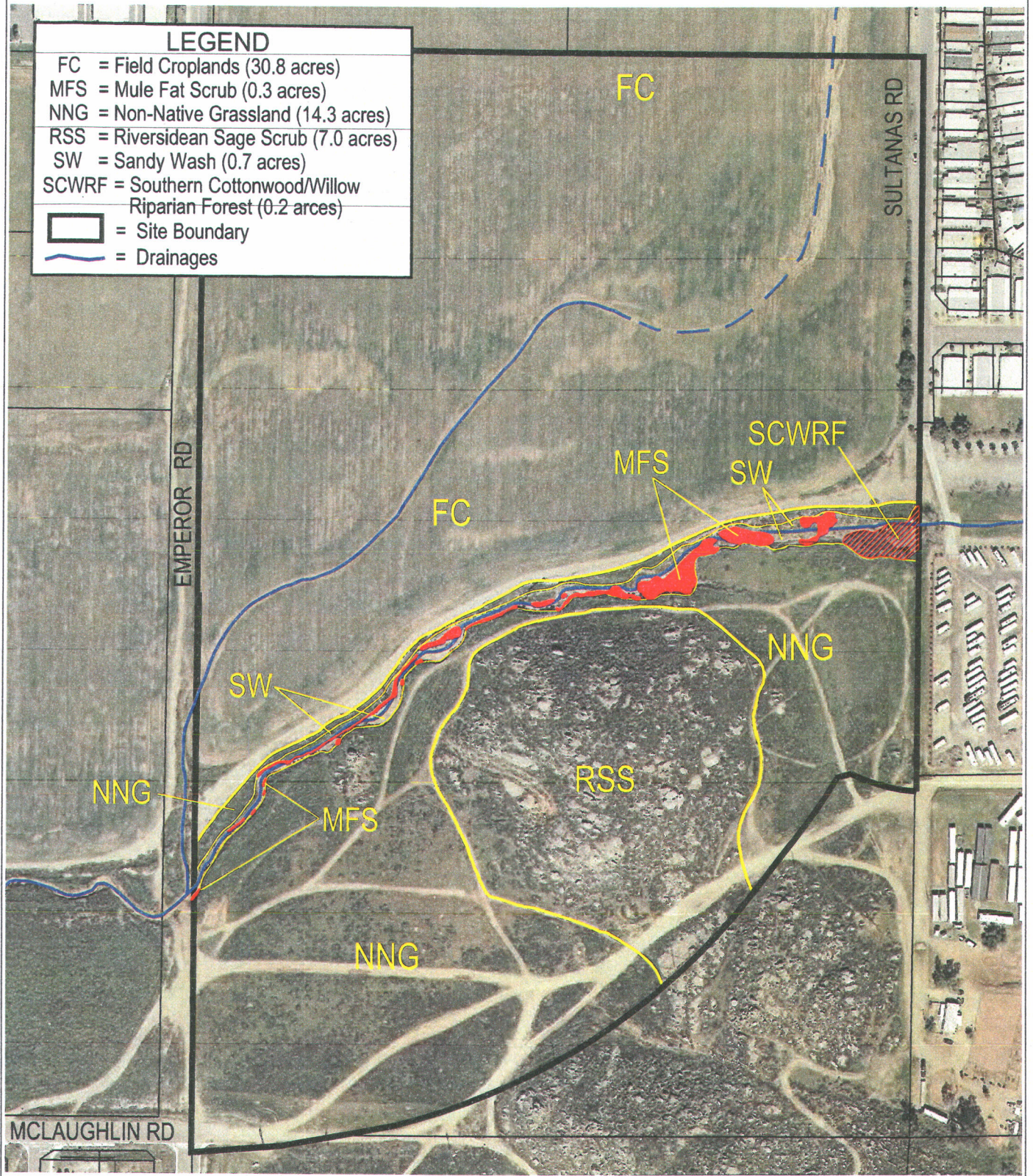
The MSHCP Consistency Analysis identified the presence of five (5) L.A. Pocket Mouse individuals on-site. However, the areas of suitable habitat are too small to support a population of LAPM that is genetically diverse enough to provide long-term conservation. As such, avoidance of the population would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

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

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

LEGEND

- FC = Field Croplands (30.8 acres)
- MFS = Mule Fat Scrub (0.3 acres)
- NNG = Non-Native Grassland (14.3 acres)
- RSS = Riversidean Sage Scrub (7.0 acres)
- SW = Sandy Wash (0.7 acres)
- SCWRF = Southern Cottonwood/Willow Riparian Forest (0.2 acres)
-  = Site Boundary
-  = Drainages



Source(s): Principle and Associates (08-03-2011)

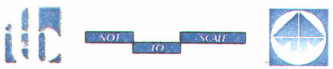


FIGURE 10

BIOLOGICAL RESOURCES MAP

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

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

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

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

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

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

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

Mitigation:

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

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

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

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

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

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

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

Monitoring:

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

RIV-2607

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

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

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

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

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

RIV-7530

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

RIV-11897 and -11898

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

RIV-11899

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

RIV-11900

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

RIV-11901

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

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

RIV-11902

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

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

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

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

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

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

Mitigation:

Revised/Supplemented Mitigation Measures

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

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

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

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

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

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

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

MM 15.2 (Condition of Approval 30.PLANNING.023) Prior to grading permit issuance within Planning Areas 32 and 33B, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American monitor(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Department (Grading Division). If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

MM 15.3 (Condition of Approval 60.PLANNING.032) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder, and tribal monitor throughout the process.

MM 15.4 (Condition of Approval 60.PLANNING.034) Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project

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

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

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

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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 15.7 (Condition of Approval 60.PLANNING.040) Prior to grading approval the Project Applicant shall determine the ultimate disposition for this site. All efforts will be made to avoid and preserve this site. In the event that this site cannot be avoided, the applicant agrees to relocate the site within previously designated open space within property contiguous to the south of TR31500.

MM 15.8 (Condition of Approval 70.PLANNING.001) Prior to grading permit final inspection (Archaeological Monitoring/Phase IV Report Submittal), the developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval.

MM 15.9 (Condition of Approval 70.PLANNING.002) Prior to grading permit final inspection, The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
- c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.
- d. Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

MM 15.10 (Condition of Approval 90.PLANNING.018) Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The

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

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

10. Paleontological Resources

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

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

Findings of Fact:

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

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

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

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

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

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

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

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Fault Hazard Zones

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; GIS database; Geologist Comments; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.

Findings of Fact:

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

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

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

In addition, the following mitigation measure shall apply:

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

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

12. Liquefaction Potential Zone

a. Be subject to seismic-related ground failure,

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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including liquefaction?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

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

14. Landslide Risk				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

15. Ground Subsidence

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

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

Findings of Fact:

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

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

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

16. Other Geologic Hazards

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

Source: *On-site Inspection, Project Application Materials*

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a. Change topography or ground surface relief features?

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

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

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

Findings of Fact:

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

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

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

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

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

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

18. Soils

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

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

Findings of Fact:

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

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

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

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

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

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

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

Findings of Fact:

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

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

- MM 2.1 (Condition of Approval 10-38) Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.
- MM 2.2 (Condition of Approval 10.BS GRADE.014) Maximum inclination of all cut and fill slopes shall be 2 horizontal to 1 vertical.
- MM 2.4 (Condition of Approval 10-37) Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.
- MM 2.5 (Condition of Approval 60-35) Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock on-site indicating the approximate rippability of the bedrock materials at various depths for grading purposes.

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

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

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

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

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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

Findings of Fact:

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

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

Background

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

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

Emissions in California were approximately 450 million tons of carbon dioxide equivalents (MMTCO_{2e}) in 2009 (California Air Resources Board). (RK Engineering, 2014, p.3-5)

Analysis

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

Thresholds for Determining Significance

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

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

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

Project- Related Greenhouse Gas Emissions

Construction Emission Assumptions

CalEEMod was used to estimate the Project’s onsite and offsite greenhouse gas emissions during construction. Assumptions used in estimating these emissions are located in Section 4.1 of the Project’s Air Quality and GHG Impact Study. Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 5, *Construction Greenhouse Gas Emissions*. The total construction emissions amortized over a period of 30 years are estimated at 124 metric tons of CO_{2e} per year. CalEEMod output calculations are provided in Appendix A of the Project’s Air Quality and GHG Study. (RK Engineering, 2014, p.7-1)

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

Table 5 Construction Greenhouse Gas Emissions

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

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

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

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

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

Operational Emission Assumptions

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

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

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

Conclusion

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