



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

**4.3**

**Planning Commission Hearing: January 17, 2018**

**PROPOSED PROJECT**

**Change of Zone No. 7947,  
Specific Plan No. 288 Substantial  
Conformance No. 1, Tentative  
Tract Map No. 37119**

**Case Number(s):**

**EA No.:** 42908

**Area Plan:** Harvest Valley/Winchester

**Zoning Area/District:** Winchester Area

**Supervisory District:** Third District

**Project Planner:** Russell Brady

**Project APN(s):** 461-210-019, 461-220-005,  
461-220-006, 461-220-014,  
461-220-015, 461-220-018

**Applicant(s): SR Conestoga LLC**

**Representative(s): Albert Webb and Associates**



**Charissa Leach, P.E.  
Assistant TLMA Director**

**PROJECT DESCRIPTION AND LOCATION**

The project site is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road on a 161.67-acre site. The applications being considered are:

**CHANGE OF ZONE NO. 7947** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16.

**SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan text.

**TENTATIVE TRACT MAP NO. 37119** is a Schedule "A" subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

The project site is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**CONSIDER ADDENDUM NO. 2 TO EIR NO. 376**, based on the findings incorporated in EIR No. 376, and Addendum No. 2 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

**APPROVE SPECIFIC PLAN NO. 288 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. 7947**, amending the Specific Plan zoning ordinance, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 37119** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	The Crossroads in Winchester (SP288)
Specific Plan Land Use:	Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium High Density Residential (CD- MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD-HDR) (8-14 DU/AC), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR), Very High Density Residential (VHDR)
East:	Public Facilities (PF), Commercial Retail (CR), Open: Space Conservation (OS:C)
South:	Medium Density Residential (MDR), Open Space: Conservation (OS:C)
West:	Open Space: Conservation (OS:C), Medium Density Residential (MDR), Medium High Density Residential (MHDR)
Existing Zoning Classification:	Specific Plan (SP No. 288)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP No. 288)

**Change of Zone No. 7947, Specific Plan No. 288 Substantial Conformance No. 1, Tentative Tract Map No. 37119**  
**Planning Commission Staff Report: January 17, 2018**  
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East:	Specific Plan (SP No. 322), Rural Residential (R-R), General Commercial (C-1/C-P)
South:	Rural Residential (R-R)
West:	Specific Plan (SP No. 293), Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single family residential , vacant
East:	Vacant, commercial
West:	Vacant

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	161.67 acres	
Proposed Minimum Lot Size (square feet):	Planning Area 10: 4,000 Planning Area 14: 3,520 Planning Area 16: 2,800	Planning Area 10: 2,800 minimum Planning Area 14: 3,500 minimum Planning Area 16: 2,400 minimum
Total Proposed Number of Lots:	383	N/A
Total Proposed Number of Residential Lots:	Planning Area 10: 120 Planning Area 14: 75 Planning Area 16: 178	Planning Area 10: 120 Planning Area 14: 85 Planning Area 16: 200
Map Schedule:	A	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland #146
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Salt Creek-Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans
Dam Inundation Area:	Yes – Diamond Valley Lake
Agricultural Preserve	No
Liquefaction Area:	Yes – The project site is located within High, Low, Moderate, and Very High mapped liquefaction potential areas.
Fault Zone:	No
Fire Zone:	Yes – Very High and Moderate

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**

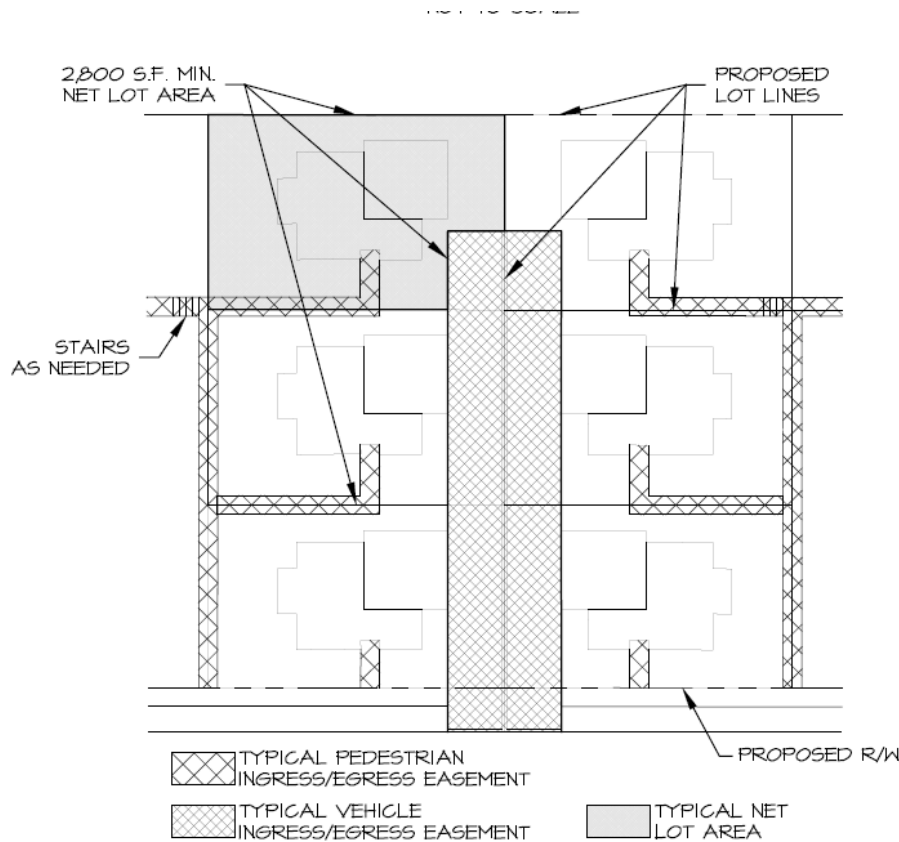


Figure 1: Project Location Map

**PROJECT DETAILS AND BACKGROUND**

Specific Plan Zoning Ordinance Changes

The changes within the Specific Plan zoning ordinance are limited to Planning Area 16. The minimum lot size is proposed to change from 2,800 square feet to 2,400. However, the proposed Tentative Tract Map does propose lots with a minimum lot size of 2,800 square feet. The other main change to the development standards for Planning Area 16 is to allow for a shorter lot depth, from 70 feet to 50 feet. This is due to the design of the lots and with many units having alley loaded garages that will have side private yard areas rather than rear yard private areas, thus reducing the need for a deeper lot. The result is a lot that is more square in its design than the more typical rectangular for front loaded garage units. Other development standards have been updated as well related to the setbacks and minimums for the private yard areas.



NOTE: ULTIMATE ACCESS WILL BE DETERMINED WITH FINAL MAP.  
 THIS IS AN EXAMPLE OF WHAT A TYPICAL ACCESS MAY BE.

Public Recreation Facilities

The Tentative Tract Map includes a 4.42 acre lot that includes a public recreation facility that is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District at the southern end of the project. The facility includes a baseball field, soccer field, half court basketball areas, playground equipment, picnic shelters/gazebos, restroom area, and parking lot. The soccer field is proposed to be located within the detention basin that is located at the southeast corner of the project site.



A smaller public recreation facility on a 2.7 acre lot is located at the north end of the project site. The facility will include half court basketball areas, playground, picnic shelters/gazebos, open turf area, a restroom building and a parking lot. The majority of the 2.7 acre lot would be occupied by a water quality basin that serves the proposed project.



**Private Recreation Facility**

A private recreation facility is included in the central portion of the site. While the public recreation facilities provide for open play areas for the public in general, the private recreation facility includes a pool and community building for use by the residents of this project and adjacent future High Density Residential development. Since the lots proposed are relatively small and likely unable to accommodate pools, this private recreation facility was included to provide such an amenity for the residents. The community building also provides a venue for residents to potentially rent out for events outside their homes as well as a fitness center. The private recreation facility also includes playground equipment, half court basketball areas, picnic shelters/gazebos, open turf area, and a parking lot.



### ENVIRONMENTAL REVIEW/ENVIRONMENTAL FINDINGS

An Initial Study (IS) and an Addendum have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Addendum represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.



## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

### **Change of Zone**

1. Change of Zone No. 7947 modifies the development standards for Planning Area 16 of Specific Plan No. 288. Specific Plan No. 288 allows residential uses, in particular single-family residential dwellings of potentially greater density due to allowance for smaller lot sizes and dimensions. Specific Plan No. 288 and the changes proposed by Change of Zone No. 7947 are consistent with the proposed General Plan Land Use Designation of Community Development: Medium High Density Residential (CD:MHDR) which also generally allows for residential uses at densities between 5 and 8 dwelling units per acre.

### **Specific Plan Substantial Conformance**

The following findings shall be made prior to making a recommendation to approve a Specific Plan Substantial Conformance, pursuant to Section 2.11 of Riverside County Ordinance No.348:

1. The project as modified meets the intent and purpose of the adopted specific plan because it does not change the land use, density, or the number of dwelling units allowed within any individual Planning Area or the Specific Plan overall. The project is only modifying specific development standards within Planning 16, as further described above.
2. The project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan, as no change to the land use, density, or the number of dwelling units allowed within any individual Planning Area or the Specific Plan overall.
3. The project as modified does not include a modification or deletion of a condition, which therefore would not substantially or adversely affect the underlying purpose for which the condition was initially required.
4. The project as modified does not include a proposal to construct the project out of phase that would potentially not provide infrastructure and public facilities required for the intervening phases.
5. The project as modified does not include changes to the approved land uses in a phase and does not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan. Changes do include the modification of development standards for Planning Area 16, but changes do not include a change in the land use density.
6. The project as modified does not includes a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.

## **Tentative Tract Map**

The following findings shall be made prior to making a recommendation to approve a Tentative Tract Map, pursuant to Riverside County Ordinance No. 460:

1. The proposed map, subdivision design and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations. The proposed map is also consistent with the Specific Plan it is located within (SP No. 288) with the concurrent Change of Zone and Specific Plan Substantial Conformance to modify the development standards for Planning Area 16. The proposed map is consistent with all other provisions of the Specific Plan.
2. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Commercial Retail (CR), Very High Density Residential (VHDR) land use designations to the north, Public Facilities (PF), Commercial Retail (CR), Open: Space Conservation (OS:C) land use designations to the east, Medium Density Residential (MDR), Open Space: Conservation (OS:C) land use designations to the south, and Open Space: Conservation (OS:C), Medium Density Residential (MDR), Medium High Density Residential (MHDR).
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the initial study and Addendum for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Addendum prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
5. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.
  - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Rice Road and Newport Road consistent with the required improvements for

- a. Major Highway. Internal streets will be public within Planning Areas 10 and 14 and are designed as local streets. Internal Streets will be primarily private within Planning Area 16.
  - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch (COA 10.FIRE.002) and the required water system will be installed prior to any combustible building material being placed on the site (COA 50.FIRE.007)
  - d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.
  - e. Fences/Walls. The project will install a minimum 6 foot high block wall along the majority of the project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan and as required by condition 90.PLANNING.1.
  - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. There is existing dedication for Seta Street that connects from Domenigoni Road down to Rice Road, but the southern segment of this dedication is proposed to be removed with Seta Street connecting further north on Rice Road, which would still maintain similar access and avoid grading in areas with steeper topography. No other easements or dedications exist on the site for the public.
  7. The lots or parcels as shown on the Tentative Map are consistent with the minimum sizes allowed by the project site's Zoning Classification of Specific Plan, specifically Planning Areas 10, 14, and 16 as noted in the Specific Plan zoning ordinance.

### **Other Findings**

1. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
2. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Findings 3 and 4.
3. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
4. This land division complies with all requirements of Government Code section 66474.02.
  - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings

- shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. 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 providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.
5. For the reasons set forth above and in the Initial Study prepared for this Project, the proposed project will not have a significant effect on the environment with incorporation of mitigation measures.
  6. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
  7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 50.PLANNING.25.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

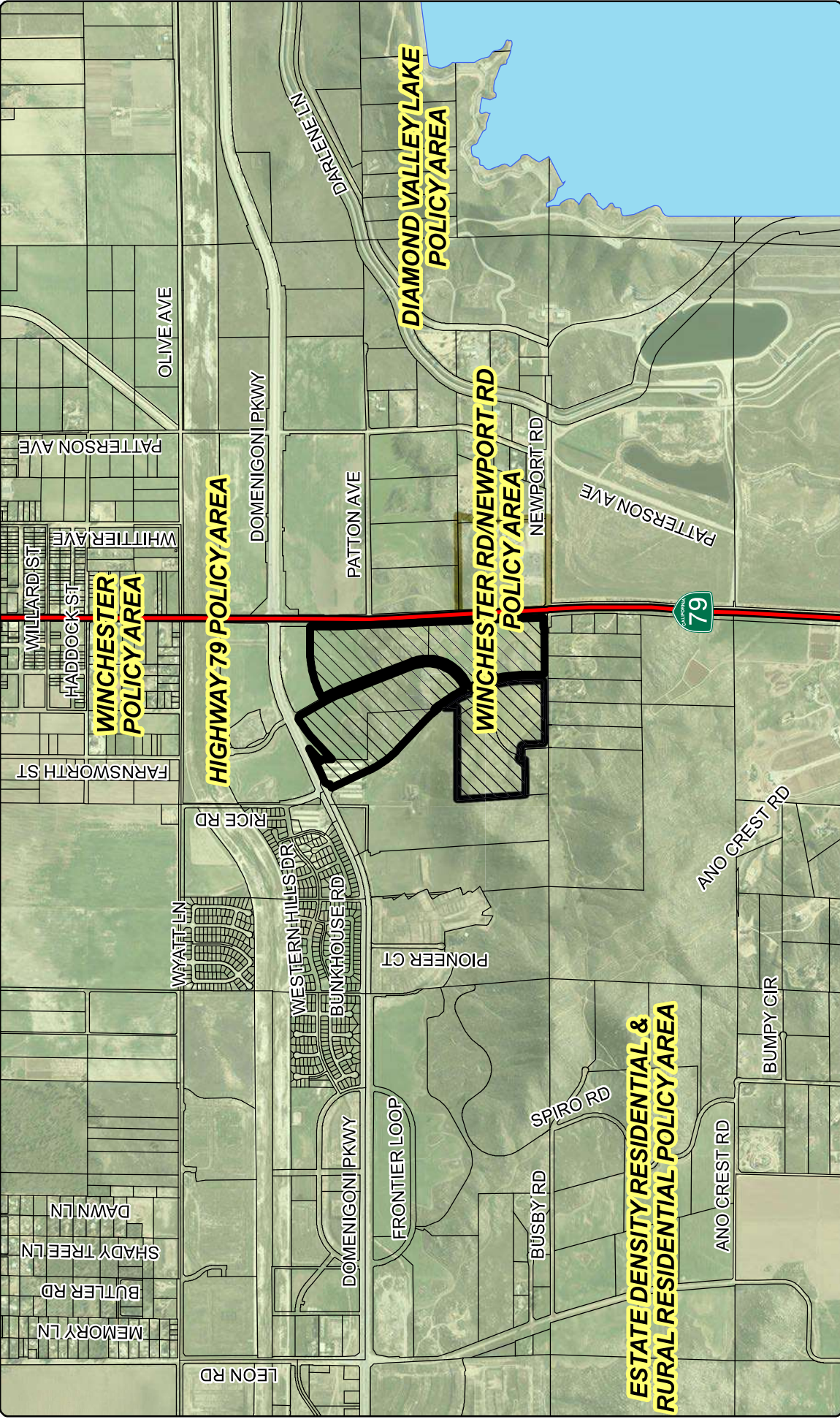
Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public regarding this project.

This project was presented before the Winchester-Homeland Municipal Advisory Council Land Use Committee on May 25, 2016 and to the full Winchester-Homeland Municipal Advisory Council on January 11, 2018.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07947 SP00288S1 TR37119**  
**VICINITY/POLICY AREAS**

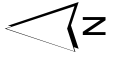
Supervisor: Washington  
 District 3

Date Drawn: 11/27/2017  
 Vicinity Map



Zoning Area: Winchester

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 in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

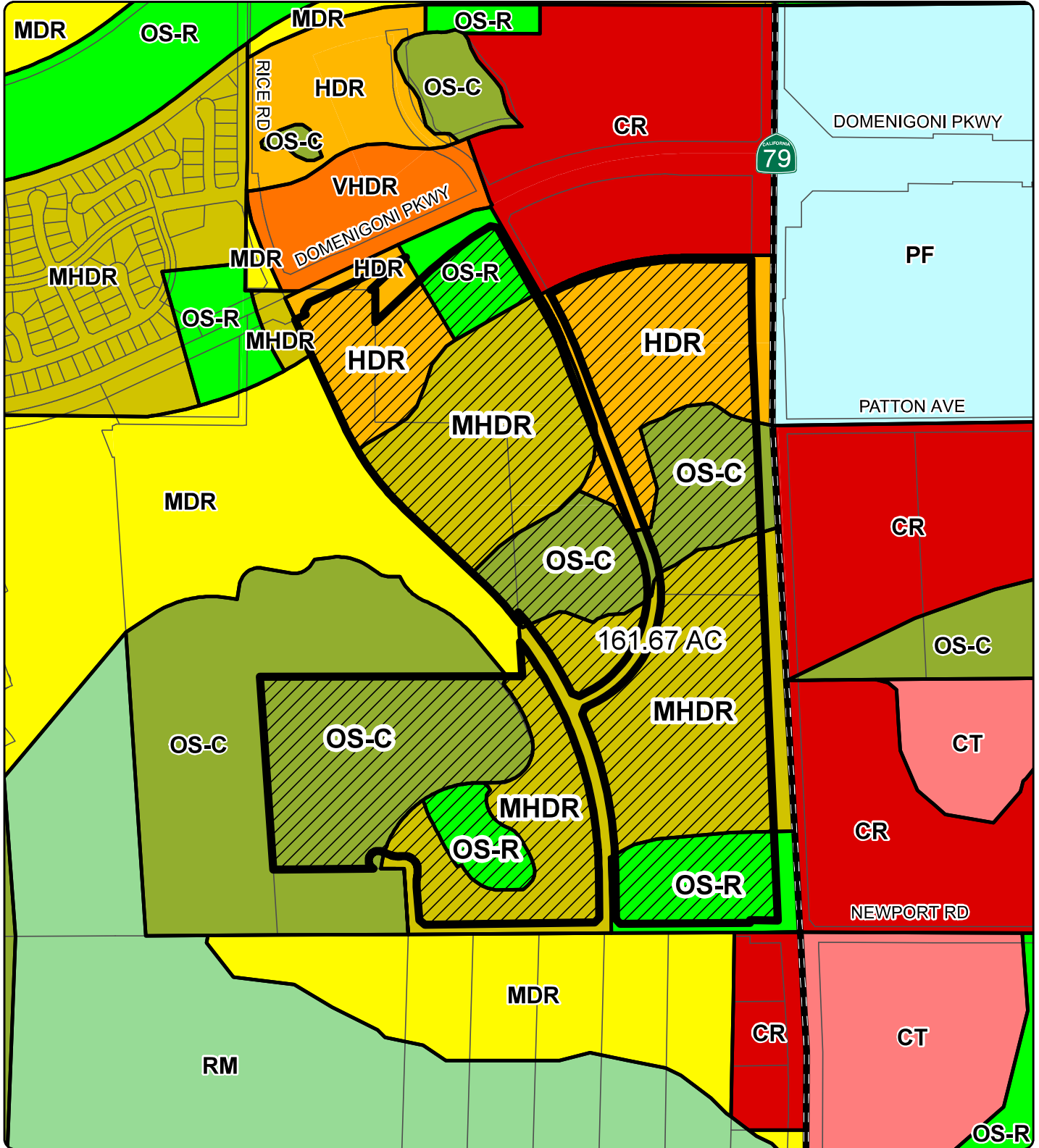
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

EXISTING GENERAL PLAN

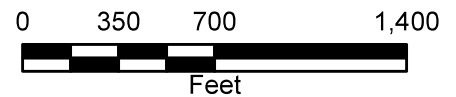
Supervisor: Washington  
District 3

Date Drawn: 11/27/2017  
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

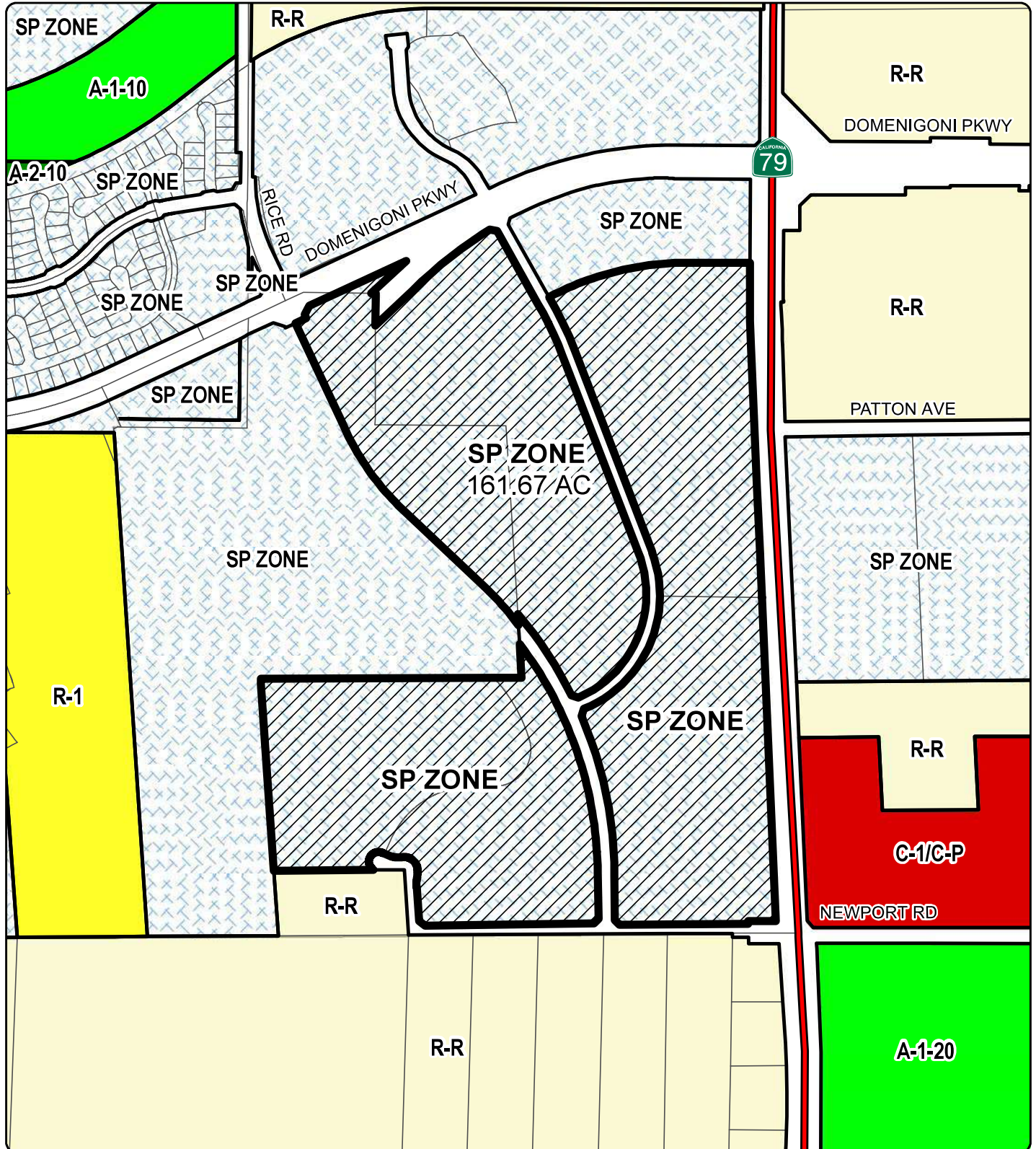
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PROPOSED ZONING

Supervisor: Washington  
District 3

Date Drawn: 11/27/2017

Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



0 350 700 1,400



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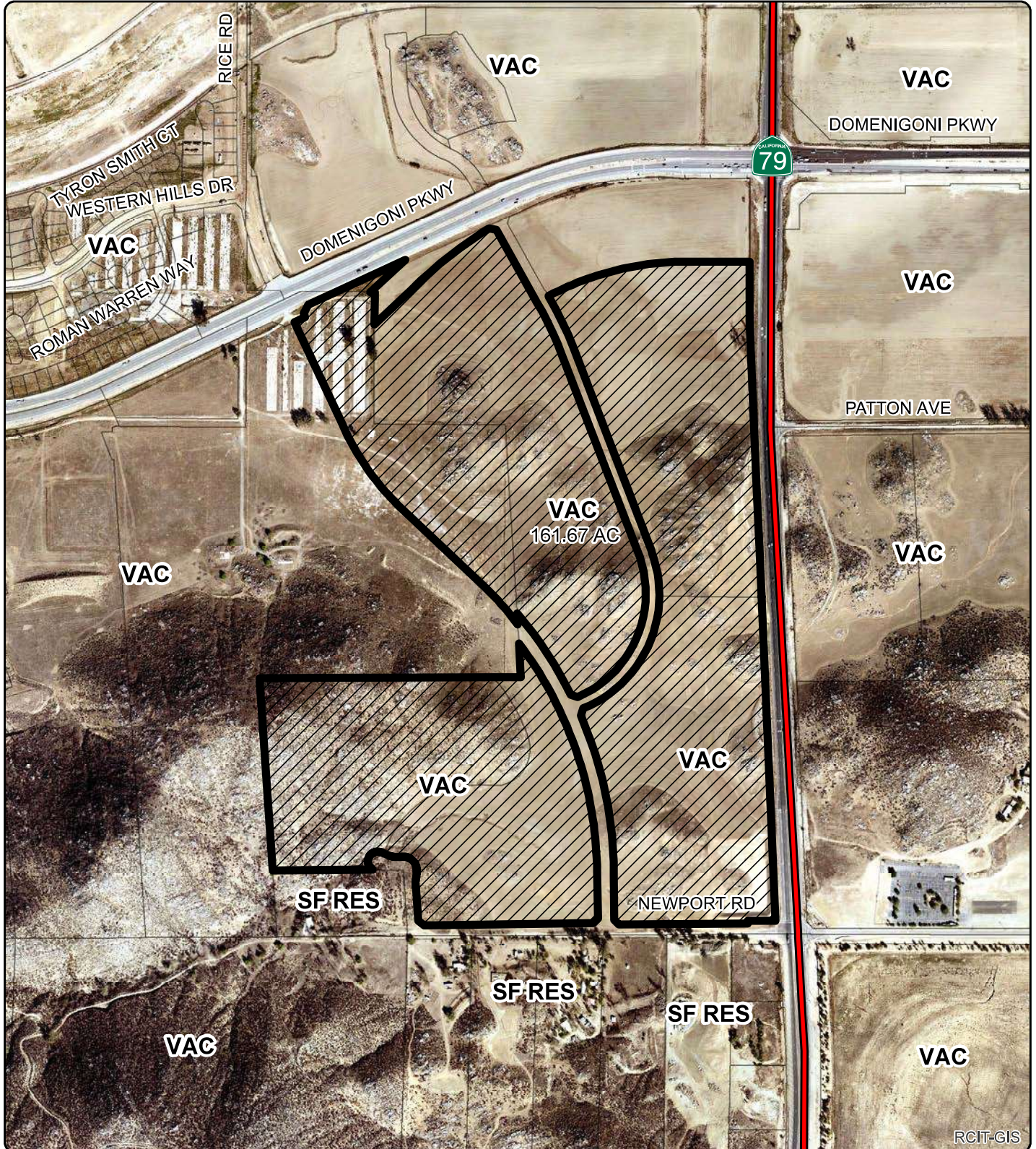
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

Supervisor: Washington  
District 3

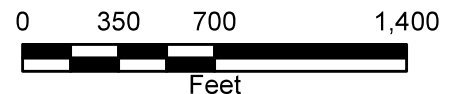
Date Drawn: 11/27/2017  
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



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RCIT-GIS



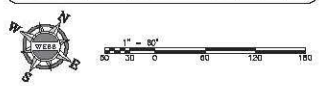




SEE SHEET 6

SEE SHEET 4

**NOTE:**  
 PROPOSED REC. CENTER IN LOT 383 SHALL SERVE ALL OF TRACT 8714 (PA 7, 10, AND 16 OF SP 288). NO REC. FACILITIES WILL BE PROPOSED ON LOT 384 (PA 11).



SCHEDULE "A" SUBDIVISION

CHANGE LOT CONFIGURATION, ADD CONCEPT REC. AREA, REMOVE CHANGE LOT CONFIG, REMOVE ROUNDABOUT REVISIONS DATE: 07	SHEET 3 OF 7
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COUNTY OF RIVERSIDE  
 TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL OF PARCELS 1 THROUGH 23, INCLUDING OF PARCELS 104, 200, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

DRAWN: T. HART	DATE: 4/12/2018	PROJECT: 1700-0000-0000	SHEET: 3
DESIGNED: J. HART	DATE: 08-15-18	PROJECT: 1700-0000-0000	SHEET: 3
CHECKED: J. HART	DATE: 08-15-18	PROJECT: 1700-0000-0000	SHEET: 3
DATE: 08-15-18	PROJECT: 1700-0000-0000	SHEET: 3	

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SP206 A2 PA-10 DATA TABLE

LOT #	AREA	USABLE AREA
1	4,821 SF	4,821 SF
2	4,477 SF	4,477 SF
3	4,112 SF	4,112 SF
4	4,158 SF	4,158 SF
5	4,158 SF	4,158 SF
6	4,095 SF	4,095 SF
7	4,000 SF	4,000 SF
8	4,000 SF	4,000 SF
9	4,000 SF	4,000 SF
10	4,000 SF	4,000 SF
11	4,000 SF	4,000 SF
12	4,138 SF	4,138 SF
13	4,582 SF	4,582 SF
14	5,088 SF	5,088 SF
15	4,158 SF	4,158 SF
16	4,143 SF	4,143 SF
17	4,283 SF	4,283 SF
18	5,254 SF	5,254 SF
19	4,474 SF	4,474 SF
20	4,142 SF	4,142 SF
21	3,386 SF	3,386 SF
22	4,832 SF	4,832 SF
23	4,848 SF	4,848 SF
24	4,077 SF	4,077 SF
25	4,002 SF	4,002 SF
26	4,000 SF	4,000 SF
27	4,000 SF	4,000 SF
28	4,002 SF	4,002 SF
29	4,189 SF	4,189 SF
30	4,156 SF	4,156 SF
31	5,852 SF	4,277 SF
32	6,560 SF	4,858 SF
33	4,240 SF	3,804 SF
34	4,128 SF	3,635 SF
35	4,070 SF	3,870 SF
36	4,000 SF	3,400 SF
37	4,000 SF	3,400 SF
38	4,000 SF	3,400 SF
39	4,000 SF	3,400 SF
40	4,036 SF	3,433 SF
41	4,170 SF	3,650 SF
42	4,065 SF	3,800 SF
43	4,048 SF	3,807 SF
44	4,051 SF	3,807 SF
45	4,061 SF	3,821 SF
46	4,078 SF	4,079 SF
47	4,114 SF	4,114 SF
48	4,882 SF	4,715 SF
49	4,707 SF	4,158 SF
50	4,710 SF	4,108 SF
51	4,888 SF	4,372 SF
52	5,282 SF	4,512 SF
53	5,048 SF	4,048 SF
54	4,445 SF	4,445 SF
55	4,286 SF	4,266 SF
56	4,338 SF	4,338 SF
57	4,978 SF	4,240 SF
58	4,815 SF	4,387 SF
59	5,229 SF	5,229 SF
60	5,444 SF	5,030 SF
61	4,987 SF	4,578 SF
62	4,082 SF	4,082 SF
63	4,000 SF	4,000 SF
64	4,000 SF	4,000 SF

LOT #	AREA	USABLE AREA
85	4,000 SF	4,000 SF
86	4,000 SF	4,000 SF
87	4,000 SF	3,984 SF
88	4,253 SF	3,854 SF
89	4,197 SF	4,091 SF
90	4,592 SF	4,592 SF
91	4,896 SF	4,896 SF
92	4,000 SF	3,988 SF
93	4,000 SF	4,000 SF
94	4,000 SF	4,000 SF
95	4,340 SF	4,340 SF
96	4,591 SF	4,591 SF
97	4,591 SF	4,591 SF
98	4,800 SF	4,800 SF
99	4,690 SF	4,944 SF
100	4,193 SF	4,944 SF
101	4,584 SF	4,126 SF
102	4,004 SF	3,536 SF
103	4,567 SF	4,866 SF
104	7,164 SF	6,102 SF
105	8,280 SF	8,736 SF
106	8,894 SF	8,894 SF
107	8,678 SF	8,108 SF
108	5,107 SF	4,788 SF
109	4,732 SF	4,435 SF
110	4,762 SF	4,762 SF
111	4,141 SF	4,141 SF
112	4,344 SF	4,040 SF
113	4,481 SF	4,388 SF
114	4,925 SF	4,989 SF
115	5,484 SF	4,981 SF
116	4,940 SF	4,408 SF
117	6,119 SF	4,703 SF
118	4,890 SF	4,493 SF
119	4,766 SF	4,922 SF
120	5,238 SF	4,832 SF
121	5,208 SF	4,352 SF
122	4,370 SF	4,415 SF
123	4,468 SF	4,096 SF
124	4,377 SF	4,017 SF
125	4,192 SF	4,134 SF
126	4,728 SF	4,405 SF
127	5,007 SF	4,670 SF
128	5,084 SF	4,414 SF
129	5,693 SF	5,082 SF
130	6,127 SF	5,885 SF
131	4,532 SF	4,127 SF
132	4,384 SF	4,082 SF
133	4,507 SF	4,158 SF
134	4,015 SF	3,866 SF
135	4,000 SF	4,000 SF
136	4,000 SF	4,000 SF
137	4,000 SF	4,000 SF
138	4,000 SF	4,000 SF
139	4,000 SF	4,000 SF
140	4,000 SF	4,000 SF
141	4,000 SF	4,000 SF
142	4,000 SF	4,000 SF
143	4,000 SF	4,000 SF
144	4,000 SF	4,000 SF
145	4,000 SF	4,000 SF
146	4,000 SF	4,000 SF
147	4,000 SF	4,000 SF
148	4,000 SF	4,000 SF
149	4,000 SF	4,000 SF
150	4,000 SF	4,000 SF
151	4,000 SF	4,000 SF
152	4,000 SF	4,000 SF
153	4,000 SF	4,000 SF
154	4,000 SF	4,000 SF
155	4,000 SF	4,000 SF
156	4,000 SF	4,000 SF
157	4,000 SF	4,000 SF
158	4,000 SF	4,000 SF
159	4,000 SF	4,000 SF
160	4,000 SF	4,000 SF
161	4,000 SF	4,000 SF
162	4,000 SF	4,000 SF
163	4,000 SF	4,000 SF
164	4,000 SF	4,000 SF
165	4,000 SF	4,000 SF
166	4,000 SF	4,000 SF
167	4,000 SF	4,000 SF
168	4,000 SF	4,000 SF
169	4,000 SF	4,000 SF
170	4,000 SF	4,000 SF
171	4,000 SF	4,000 SF
172	4,000 SF	4,000 SF
173	4,000 SF	4,000 SF
174	4,000 SF	4,000 SF
175	4,000 SF	4,000 SF
176	4,000 SF	4,000 SF
177	4,000 SF	4,000 SF
178	4,000 SF	4,000 SF
179	4,000 SF	4,000 SF
180	4,000 SF	4,000 SF
181	4,000 SF	4,000 SF
182	4,000 SF	4,000 SF
183	4,000 SF	4,000 SF
184	4,000 SF	4,000 SF

AVERAGE 4,653 SF

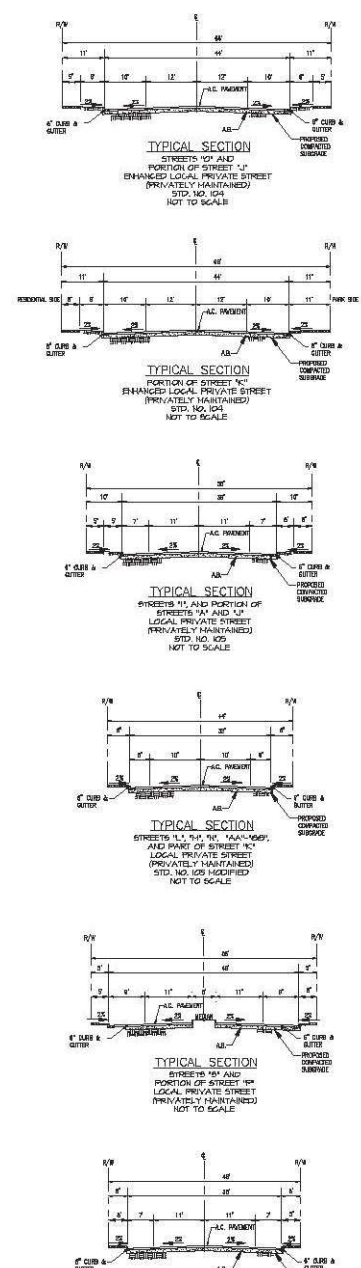
SP206 A2 PA-10 DATA TABLE

LOT #	AREA	USABLE AREA
121	3,819 SF	3,118 SF
122	3,162 SF	2,814 SF
123	3,162 SF	2,814 SF
124	3,485 SF	2,804 SF
125	2,800 SF	2,800 SF
126	2,800 SF	2,800 SF
127	2,800 SF	2,800 SF
128	2,800 SF	2,800 SF
129	2,800 SF	2,800 SF
130	2,800 SF	2,800 SF
131	3,720 SF	3,000 SF
132	3,162 SF	2,862 SF
133	3,162 SF	2,862 SF
134	3,560 SF	2,840 SF
135	2,888 SF	2,888 SF
136	2,852 SF	2,852 SF
137	2,852 SF	2,852 SF
138	2,852 SF	2,852 SF
139	2,852 SF	2,852 SF
140	2,852 SF	2,852 SF
141	2,875 SF	2,875 SF
142	3,328 SF	3,328 SF
143	2,881 SF	2,881 SF
144	2,846 SF	2,848 SF
145	2,846 SF	2,848 SF
146	2,846 SF	2,848 SF
147	2,878 SF	2,878 SF
148	3,125 SF	3,125 SF
149	3,249 SF	2,788 SF
150	3,833 SF	3,288 SF
151	3,318 SF	3,020 SF
152	3,351 SF	2,880 SF
153	3,351 SF	2,880 SF
154	3,472 SF	2,800 SF
155	3,472 SF	2,800 SF
156	3,587 SF	3,088 SF
157	3,083 SF	2,848 SF
158	3,472 SF	2,800 SF
159	3,472 SF	2,800 SF
160	3,472 SF	2,800 SF
161	3,472 SF	2,800 SF
162	3,083 SF	2,848 SF
163	3,083 SF	2,848 SF
164	3,472 SF	2,800 SF
165	3,472 SF	2,800 SF
166	3,472 SF	2,800 SF
167	3,472 SF	2,800 SF
168	3,083 SF	2,848 SF
169	3,083 SF	2,848 SF
170	3,472 SF	2,800 SF
171	3,472 SF	2,800 SF
172	3,472 SF	2,800 SF
173	3,472 SF	2,800 SF
174	3,083 SF	2,848 SF
175	3,101 SF	2,801 SF
176	3,482 SF	2,820 SF
177	3,488 SF	2,820 SF
178	4,571 SF	2,862 SF
179	4,816 SF	2,867 SF
180	3,400 SF	3,072 SF
181	3,688 SF	3,358 SF
182	3,813 SF	3,628 SF
183	2,880 SF	2,860 SF
184	2,870 SF	2,870 SF

AVERAGE 4,003 SF

LOT #	AREA	USABLE AREA
185	2,998 SF	2,998 SF
186	3,306 SF	3,306 SF
187	3,493 SF	2,817 SF
188	3,458 SF	2,804 SF
189	3,472 SF	2,803 SF
190	3,493 SF	2,817 SF
191	3,493 SF	2,817 SF
192	3,472 SF	2,803 SF
193	3,412 SF	2,832 SF
194	3,673 SF	2,897 SF
195	2,814 SF	2,814 SF
196	2,834 SF	2,834 SF
197	2,834 SF	2,834 SF
198	2,834 SF	2,834 SF
199	3,028 SF	3,026 SF
200	3,081 SF	3,081 SF
201	2,888 SF	2,888 SF
202	2,888 SF	2,888 SF
203	2,888 SF	2,888 SF
204	2,911 SF	2,911 SF
205	3,401 SF	2,909 SF
206	3,508 SF	2,936 SF
207	3,028 SF	2,856 SF
208	3,339 SF	2,907 SF
209	3,339 SF	2,907 SF
210	3,528 SF	2,856 SF
211	3,528 SF	2,856 SF
212	3,339 SF	2,907 SF
213	2,988 SF	2,988 SF
214	3,253 SF	2,857 SF
215	3,445 SF	2,808 SF
216	3,587 SF	2,988 SF
217	3,400 SF	2,821 SF
218	3,804 SF	2,988 SF
219	3,873 SF	3,000 SF
220	3,872 SF	2,910 SF
221	3,804 SF	2,858 SF
222	3,400 SF	2,304 SF
223	3,834 SF	2,988 SF
224	3,582 SF	2,928 SF
225	3,302 SF	2,800 SF
226	3,318 SF	2,447 SF
227	3,788 SF	2,676 SF
228	4,122 SF	3,099 SF
229	3,893 SF	3,277 SF
230	3,744 SF	3,112 SF
231	3,182 SF	2,810 SF
232	5,144 SF	4,819 SF
233	4,698 SF	4,271 SF
234	4,500 SF	4,217 SF
235	5,564 SF	5,286 SF
236	4,858 SF	4,858 SF
237	4,000 SF	4,000 SF
238	4,000 SF	4,000 SF
239	4,040 SF	4,040 SF
240	4,084 SF	3,773 SF
241	4,712 SF	4,420 SF
242	7,910 SF	7,183 SF
243	6,039 SF	6,039 SF
244	4,588 SF	4,588 SF
245	4,331 SF	4,331 SF
246	5,633 SF	5,080 SF
247	4,038 SF	3,687 SF
248	4,000 SF	3,631 SF

AVERAGE 3,768 SF

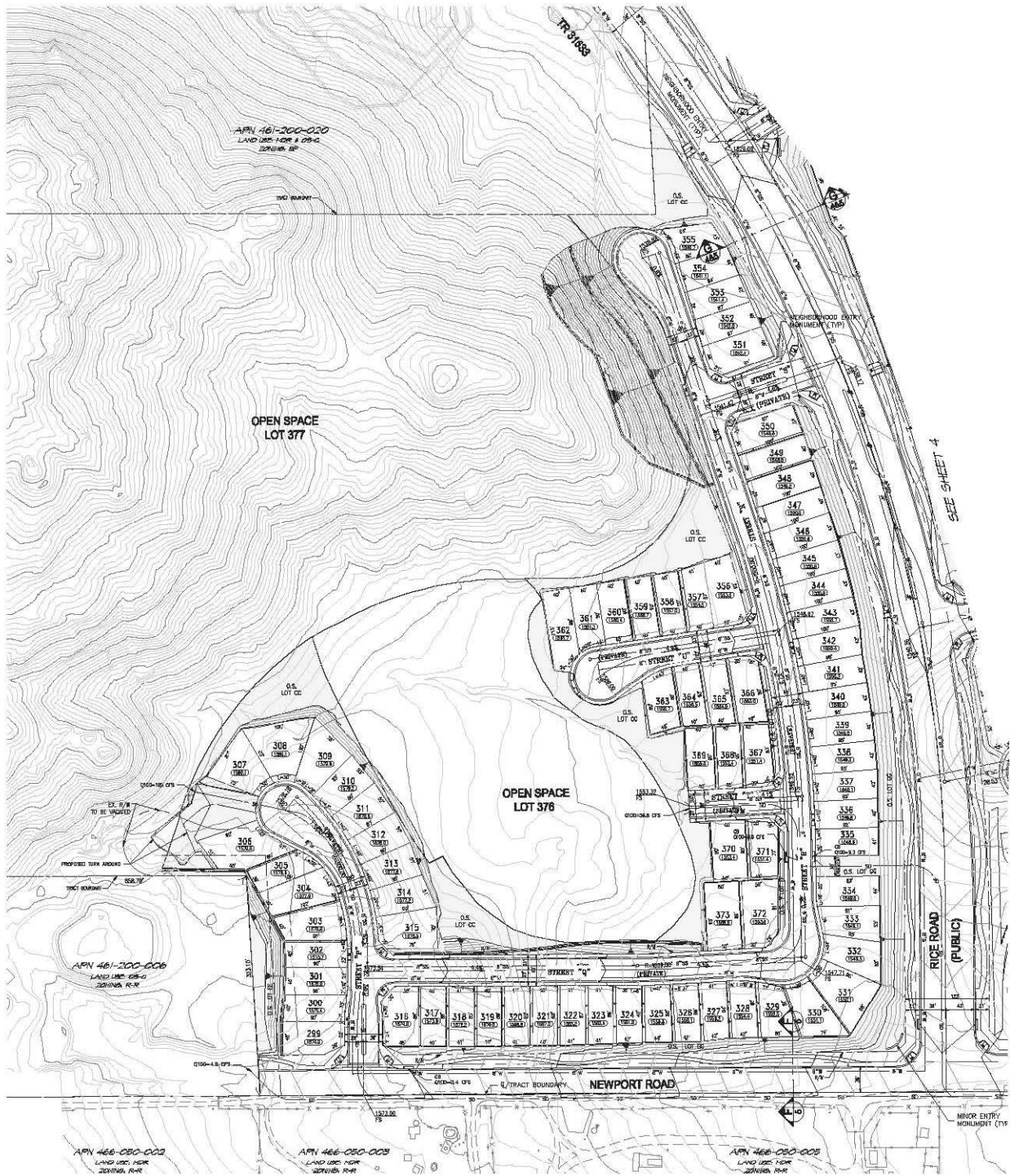


SP206 A2 PA-10 DATA TABLE

LOT #	AREA	USABLE AREA
299	4,010 SF	4,010 SF
300	3,993 SF	3,993 SF
301	3,616 SF	3,616 SF
302	3,808 SF	3,323 SF
303	4,887 SF	4,348 SF
304	4,898 SF	4,898 SF
305	3,549 SF	3,310 SF
306	5,849 SF	5,849 SF
307	4,720 SF	4,720 SF
308	5,001 SF	5,991 SF
309	4,737 SF	4,737 SF
310	3,825 SF	3,825 SF
311	3,746 SF	3,746 SF
312	3,571 SF	3,571 SF
313	3,571 SF	3,571 SF
314	3,618 SF	3,618 SF
315	4,672 SF	4,672 SF
316	4,499 SF	4,499 SF
317	3,520 SF	3,256 SF
318	3,608 SF	3,274 SF

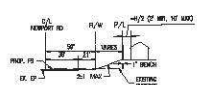
LOT #	AREA	USABLE AREA
316	3,520 SF	3,133 SF
320	3,608 SF	3,221 SF
321	3,520 SF	3,115 SF
322	3,563 SF	3,178 SF
323	3,533 SF	3,134 SF
324	3,567 SF	3,187 SF
325	3,601 SF	3,213 SF
326	3,541 SF	3,188 SF
327	3,827 SF	3,115 SF
328	3,528 SF	3,140 SF
328	3,602 SF	3,509 SF
330	4,688 SF	4,443 SF
331	5,880 SF	5,642 SF
332	4,183 SF	4,183 SF



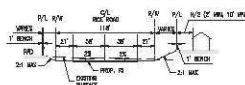


**RICE ROAD TRAFFIC NOTES:**

- RICE ROAD DEAD ENDS AT OUR PROJECT.
- "T" STREET AHEAD TO STREET DO NOT HAVE COMPLETING LEFT TURN SIGNALS.
- "T" STREET IS AN ENTRANCE FOR ONLY 1/4 LOTS. THERE WILL NOT BE A LOT OF TRAFFIC ENTERING.
- REDUCE SPEED LIMIT (ALSO REDUCE BECAUSE NEAR PARK).



SECTION F-F  
NOT TO SCALE



SECTION G-G  
NOT TO SCALE



SCHEDULE "A" SUBDIVISION

ADD STRIPING FOR TURN LANES, ADD SECTION	4/17/16	RS
CHANGE LOT CONFIGURATION	11/16/15	RS
REVISIONS	DATE	BY

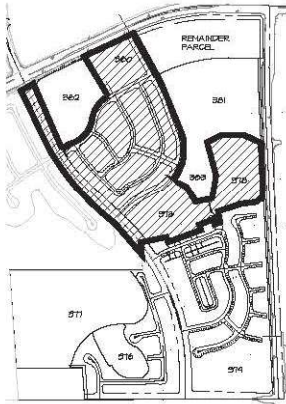
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 5, INCLUSIVE OF PARCELS 466 AND 468 AS SHOWN BY MAP ON FILE IN BOOK 288 PAGES 88 THROUGH 102 OF PUBLIC SALES RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LINDS BY THE EASTERN HALF OF SECTION 33, TOWNSHIP 35, RANGE 12E, AND NEAR APPROXIMATE ACRES AND VARIOUS.

DATE: 4/12/2016	PREPARED BY: JEFFREY A. BROWN	SCALE: 1"=100'
REVISION: 06	DATE: 06-18-16	SHEET: 5
DATE: 06-18-16	DATE: 06-18-16	OF: 7
DATE: 06-18-16	DATE: 06-18-16	BY: JTB

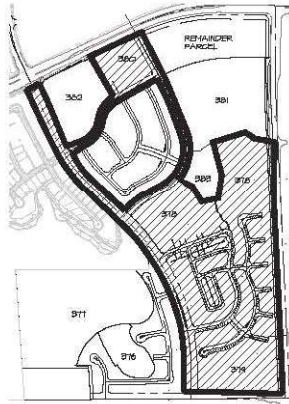
6/20/15 10:57:00 AM C:\PROJECTS\37119-TM\37119-TM-05.DWG 4/17/2017 2:11:04 PM

COUNTY OF RIVERSIDE, CALIFORNIA  
 TENTATIVE TRACT MAP NO. 37119  
 PHASING EXHIBIT



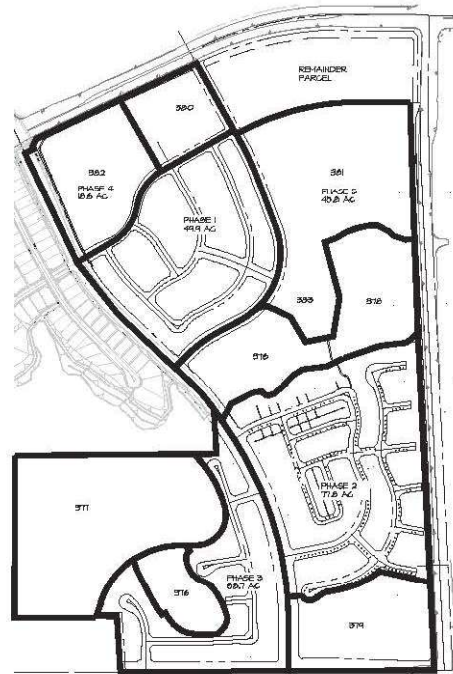
PHASE 1  
 1"=300'

PHASE 1  
 CONSTRUCT FULL BETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOVERSON PARKWAY TO THE SOUTHERN EDGE OF TRACT 3825 BOUNDARY. CONSTRUCT THE BASIS ON LOT 302.

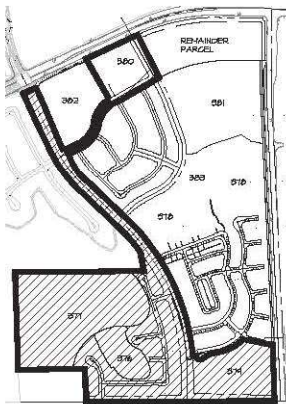
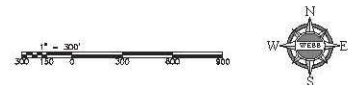


PHASE 2  
 1"=300'

PHASE 2  
 CONSTRUCT BETA AND 'A' STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOVERSON PARKWAY TO THE SOUTHERN EDGE OF TRACT 3825 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING WESTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 3825 TO OLD HENRIOT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD HENRIOT ROAD FROM HINCHESTER ROAD TO RICE ROAD. CONSTRUCT FRONTAGE IMPROVEMENTS ON HINCHESTER ROAD. CONSTRUCT THE BASIS ON LOT 311 AND 300. CONSTRUCT REC. CENTER PRIOR TO SOUTH BLDG. PERMIT.



PHASE EXHIBIT  
 1"=300'



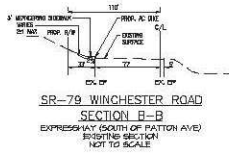
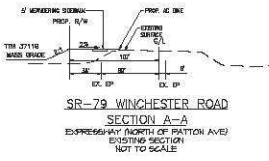
REMAINDER PARCEL  
PER PM 20000  
20369-102

FUTURE HDR  
LOT 381  
18.6 AC

SR-79 WINCHESTER RD  
EXPRESSWAY

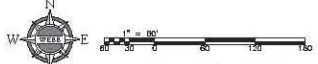
PATTON AVE

REG-CENTER  
LOT 388



SEE SHEET 3

SEE SHEET 4



SCHEDULE "A" SUBDIVISION	
ADD CONCEPT REG AREA	11/11
ADD SECTIONS	11/16
REVISIONS	DATE BY

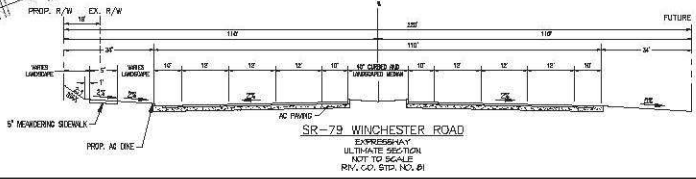
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL OF PARCELS 2 THROUGH 5, INCLUSIVE, OF TRACT MAP NO. 20000 AS SHOWN BY MAP ON FILE IN BOOK 562, PAGE 88, JUDICIAL DISTRICT OF RIVERSIDE COUNTY, RECORDS OF RIVERSIDE COUNTY, CONFORMS TO THE EASTERN HALF OF SECTION 33, TOWNSHIP 4N, RANGE 7E, SAN BERNARDINO AND RIVERSIDE COUNTIES.

SCALE: 1"=60'  
DATE: 4/12/2014  
REGISTERED: [Signature]  
CHECKED: [Signature]  
PREP. BY: [Signature]

REGISTERED ENGINEER  
TERRACE G. GIBBS  
PH: (951) 546-1010  
FAX: (951) 546-1006

NO. 10-0170  
SHEET  
6  
OF 7 SHEETS  
DATE: 4/12/2014





# VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER

Date:

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY



### LANDSCAPE ARCHITECT

ALBERT A. WEBB ASSOCIATES  
3788 MACGRAY STREET  
RIVERSIDE, CALIFORNIA 92506  
PH: (951) 248-4275 FX: (951) 788-1256  
JANIE.MACOLA@WEBBASSOCIATES.COM

### CIVIL ENGINEER

ALBERT A. WEBB ASSOCIATES  
3788 MACGRAY STREET  
RIVERSIDE, CALIFORNIA 92506  
PH: (951) 248-4275 FX: (951) 788-1256  
JANIE.MACOLA@WEBBASSOCIATES.COM

### OWNER APPLICANT

SK CONSTRUCTA, LLC (THE RANCHO GROUP)  
141391 KALAMA STREET SUITE 200  
MURBETA, CALIFORNIA 92562  
PH: (951) 696-0600  
ATTN: BEFF COMENIHERO

### DEVELOPER

SK CONSTRUCTA, LLC (THE RANCHO GROUP)  
141391 KALAMA STREET SUITE 200  
MURBETA, CALIFORNIA 92562  
PH: (951) 696-0600

### LAND USE

EXISTING LAND USE: MLCART  
PROPOSED LAND USE: RESIDENTIAL  
EXISTING ZONING: SPECIFIC PLAN NO. 288  
GENERAL PLAN LAND USE: MEDIUM DENSITY  
RESIDENTIAL & OPEN SPACE RECREATION

### ASSESSOR'S PARCEL NUMBERS

411-210-019  
411-220-005  
411-220-006  
411-220-014  
411-220-015  
411-220-018

### UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
TELEVISION: VERIZON  
TELEPHONE: INDIVIDUAL RECEPTION CABLE

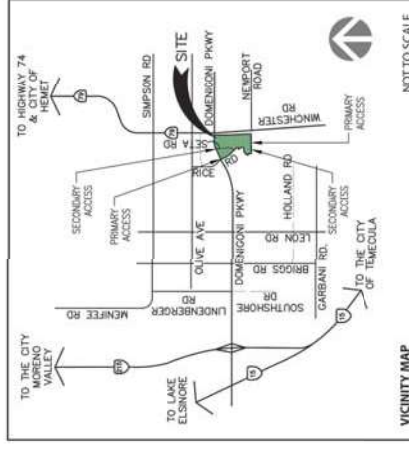
### ACREAGE

11.67 GROSS ACRES  
31.44 NET ACRES



"I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION INQUIRY PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2, ORDINANCE 848, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS, THE CONDITIONS OF APPROVAL, AND SUBSTITUTIONAL CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO "CHANGE BASED ON THE UPDATED ORDINANCES."

08-14-2017



ALBERT A. WEBB ASSOCIATES  
Corporate Headquarters  
3788 MACGRAY STREET  
RIVERSIDE, CA 92506  
951.686.1070

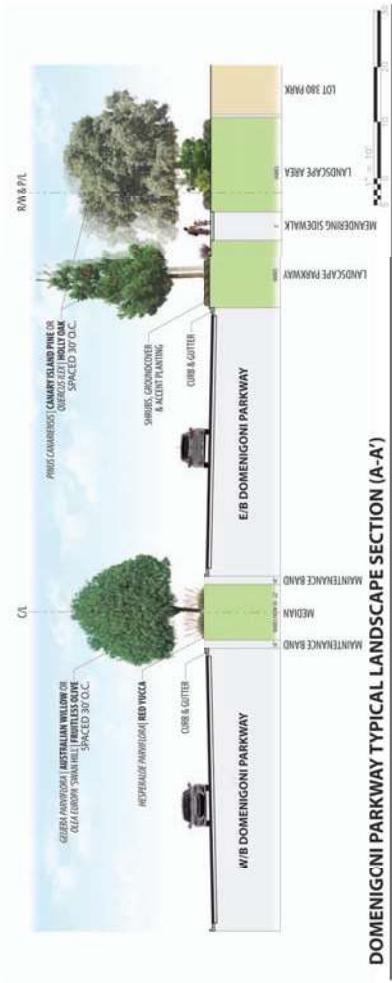
# TRACT 37119 | SITE CONTEXT



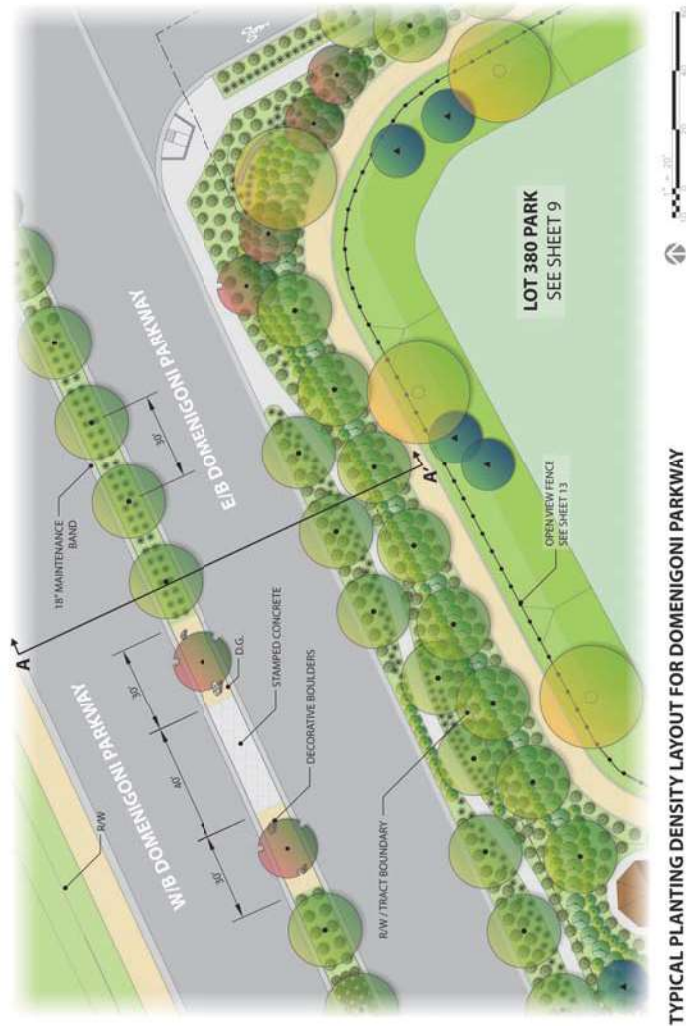




DOMENIGONI PARKWAY CONCEPTUAL PLANTING PLAN



DOMENIGONI PARKWAY TYPICAL LANDSCAPE SECTION (A-A')



TYPICAL PLANTING DENSITY LAYOUT FOR DOMENIGONI PARKWAY

**PLANTING NOTES**

- PROVIDE 3" LAYER OF MULCH (MULCH) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS;
- TREES SHALL BE STAKED WITH 2x3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS, USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE FOOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 2' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELD INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

**VALLEY-WIDE RECREATION & PARK DISTRICT**



DEAN WETTER  
APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

Date:

**CONCEPT PLANT SCHEDULE**

- STREET TREES  
SETBACK FOR SPACES LOT
- ACCENT TREES  
SETBACK FOR SPACES LOT
- SLOPE TREES  
SETBACK FOR SPACES LOT
- LARGE PARK TREES  
SETBACK FOR SPACES LOT
- LARGE SHRUBS
- MEDIUM SHRUBS
- GROUND COVERS



KEY MAP

NOT TO SCALE

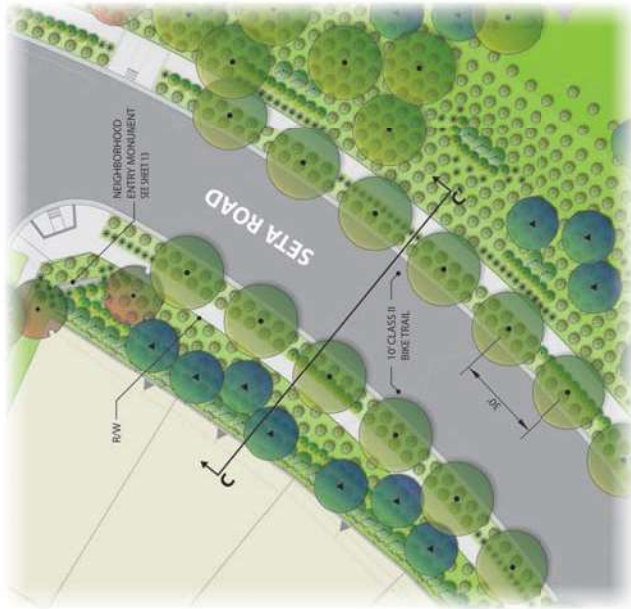
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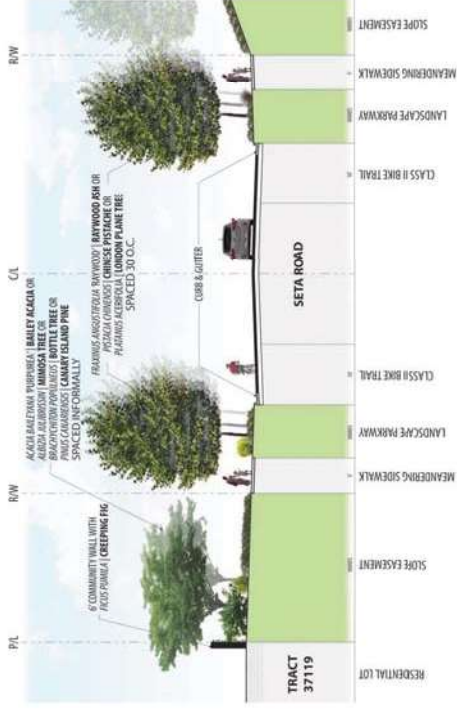


SETA ROAD CONCEPTUAL PLANTING PLAN

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 Conceptual Headquarters  
 1378 MacArthur Blvd  
 Riverside, CA 92506  
 951.886.1070



TYPICAL PLANTING DENSITY LAYOUT FOR SETA ROAD



SETA ROAD TYPICAL LANDSCAPE SECTION (C-C')

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: [ ]  
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE, MAINTENANCE AREAS ONLY



KEY MAP NOT TO SCALE

CONCEPT PLANT SCHEDULE

- STREET TREES
- SEE PAGE 7 FOR SPEEDS LOT
- ACCENT TREES
- SEE PAGE 7 FOR SPEEDS LOT
- SLOPE TREES
- SEE PAGE 7 FOR SPEEDS LOT
- LARGE PARK TREES
- SEE PAGE 7 FOR SPEEDS LOT



PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDBARK STABILIZER MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2x3 STAKES AND 6" TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" WAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENIRCLE THE TREE FOOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT AND INTEGRAL WITH OR DOWNELOUT INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ETI MAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRINK CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - IRRIGATION SYSTEM SHALL BE PROPERLY DESIGNATED
  - IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR BRIGGLIARI SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH







TYPICAL PLANTING DENSITY LAYOUT FOR NEIGHBORHOOD PASEO

CONCEPT PLANT SCHEDULE

- STREET TREES**  
SEE PAGE 2 FOR SPECIES LIST
- ACCENT TREES**  
SEE PAGE 2 FOR SPECIES LIST
- SLOPE TREES**  
SEE PAGE 2 FOR SPECIES LIST
- LARGE PARK TREES**  
SEE PAGE 2 FOR SPECIES LIST

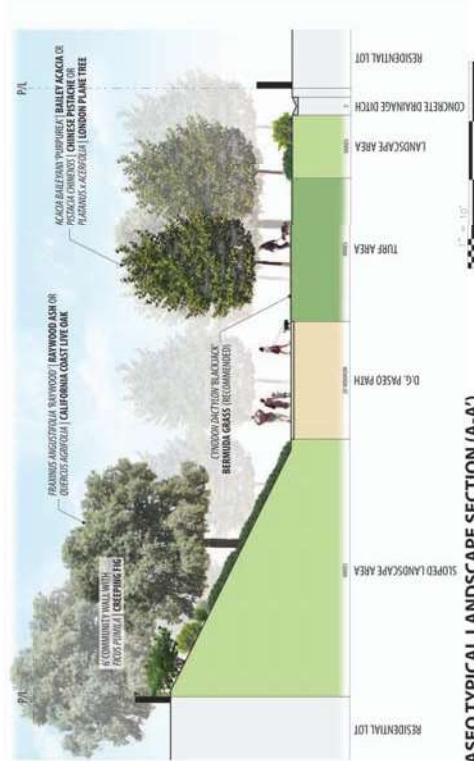
- LARGE SHRUBS**  
ADONISMA PICOCA SUBSPURSA | PURPLE HOPEWOOD BUSH 3' O.C. SPACING  
EUCALYPTUS PARVIFLORA | SILVERBERRY 3' O.C. SPACING  
LIGULARIA STRATA | WAX PALM 3' O.C. SPACING  
PACHIRA FRAXINATA | PACHIRA 3' O.C. SPACING
- ACCENT GRASSES & SHRUBS**  
DWARF BROOM | FORTNIGHT LOT 7 O.C. SPACING  
HEPACALYPSA PANDURATA | RED YUCCA 7 O.C. SPACING  
TROPICANNA PARVIFLORA SUBSP. LACT. | SOCIETY GARDEN 4' O.C. SPACING
- MEDIUM SHRUBS**  
ARABIS F. ARABIDOPSIS | EDWARD GARDNER 4' O.C. SPACING  
CALCEOLARIA LITTLE DOME | TWAMP BOTTLEBRUSH 4' O.C. SPACING  
BEGONIA F. PANDURATA | JAVANESE GREENLEAF SAGEBERRY 4' O.C. SPACING  
LEONTOPODIUM SPECIOSUM | TONGUE TREE 4' O.C. SPACING  
RHAPHAELIS ARBOREA | INDIAN HARTSTROM 4' O.C. SPACING  
SANTALUM ALBUM | AUTUMN SAGE 4' O.C. SPACING
- VINES**  
FUTURARIA | CREEPING FIG 4' O.C. SPACING
- GROUND COVERS**  
ACACIA DECADENSIS | LOW BUDY | PHOTINIA ACUMINATA 6' O.C. SPACING  
BACCHARIS PILLERIANA | CAROLINE BRUSH 6' O.C. SPACING  
LONICERA HYPERICIFLORA | SHAMROCK | MULLY HONEYBUCKLE 6' O.C. SPACING  
LOMBARDIA ALPINA | MARGUERITE | MULLY HONEYBUCKLE 6' O.C. SPACING  
ROSMARINUS OFFICINALIS (PROSTRATUS) | DWARF ROSEMARY 6' O.C. SPACING
- TURF GRASS**  
CENTROSA INFLORATA | BLACKBERRY | BERBERIS BERBERIDACEAE



KEY MAP NOT TO SCALE

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_  
APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.



PASEO TYPICAL LANDSCAPE SECTION (A-A')

PLANTING NOTES

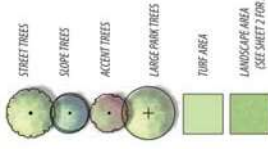
- PROVIDE 2" LAYER OF MULCH (MIX IN SHRUB BEDS AND PLANTED AREAS); 2" LAYER OF MULCH IN GROUND COVER AREAS; 2" LAYER OF SHREDED, STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 0.1 TREE TIES PER COUNTY STANDARD
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITH A DBH OF 4" OR GREATER PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENVELOPE THE TREE CROWN BUT SHALL BE LOCATED AT THE EDGE OF HARDBASE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE REFERENCE TIES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROLOGUES WILL BE PROPERLY DESIGNATED
  - NO OFFROAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - NO PLACEMENT OF TURF OR GRASS WHERE THE GRASS IS UNDESIRABLE
  - SHARP AREAS ON ROADS LESS THAN 8 FEET IN WIDTH



DOMENIGONI PARKWAY



**CONCEPT PLANTING LEGEND**



**NOTES LEGEND**

NUMBER	DESCRIPTION	AREA
1	120' FULL BASKETBALL COURT	5,300 SF
2	RESTROOM BUILDING STRUCTURE	385 SF
3	PARKING LOT (19 SPACES)	9,247 SF
4	CHILDREN'S PLAY AREA 15-12 YEARS OLD	2,463 SF
5	CHILDREN'S PLAY AREA 12-5 YEARS OLD	888 SF
6	PICNIC SHELTERS/GRAZERS	
7	COMP/PANORAMA W/ ACCOMPANYING B. TREES	2,797 SF
8	MAINTENANCE ACCESS	
9	WATER QUALITY/LOW FLOW AREA	
10	BASON SLOPES/GROUNDCOVER PLANTED	27,643 SF
11	WINDOOR STATIONS	
12	PICNIC TABLES ON CONCRETE PACE	
13	PARK BENCHES (179)	
14	CONCRETE SEAT WALLS	
15	OPEN LAWN AREA	15,419 SF
16	BORKESTATION BASKET FLOOR	63,705 SF
17	SHRUBS & GROUNDCOVER PLANTING	38,284 SF
18	MONUMENT SIGN	
19	DECOMPOSED GRANITE TRAIL	15,340 SF

**MAINTENANCE AREAS**

MATERIAL	TOTAL AREA
TURF	15,419 SF
FLAT SHRUBS/GROUNDCOVERS	38,284 SF
SLOPED SHRUBS/GROUNDCOVERS	41,069 SF
PLANTED BORKESTATION BASKET FLOOR	63,705 SF
DECOMPOSED GRANITE	15,340 SF
CONCRETE	14,228 SF
ASPHALT	9,247 SF
DECORATIVE PAINTING/PANELS	2,797 SF
AUGERIZED PLAYGROUND	3,289 SF
OPEN VIEW FENCE	1,164 LF

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

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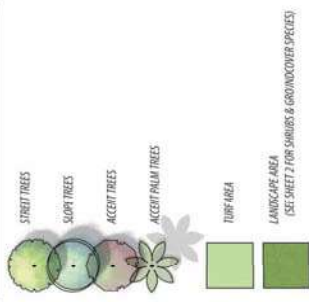


KEY MAP

NOT TO SCALE



CONCEPT PLANTING LEGEND



NOTES LEGEND

- 1 COMMUNITY CENTER
- 2 BBQ/REPLACE LOUNGE AREA
- 3 SWIMMING POOL
- 4 SPA
- 5 SHALLOW CHILDREN'S POOL
- 6 CABANA (6x8)
- 7 PARKING LOT (50)
- 8 VEHICULAR ENTRY
- 9 CONCRETE WALKWAYS
- 10 CHILDREN'S PLAY AREA (5-12 YEARS OLD)
- 11 CHILDREN'S PLAY AREA (2-5 YEARS OLD)
- 12 PICNIC SHEDS/CANZOS
- 13 HALF BASKETBALL COURT (20)
- 14 OPEN AREA
- 15 COURTYARD AREA W/ ACCENT TREES & PICNIC TABLES
- 16 PARK BENCHES
- 17 6" HIGH TUBULAR STEEL PYLE FENCE
- 18 ACCESS PATH CONNECTION
- 19 FENCE SHADE OVER CHILDREN'S POOL
- 20 SHRUBS & GROUNDCOVER



TRACT 37119 | LOT 383 COMMUNITY CENTER/PARK ENLARGEMENT

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**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER  
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

Date: \_\_\_\_\_



**NOTES LEGEND**

AREA	AREA
1 (2X) HALF-BASKETBALL COURT	345 SF
2 RESTROOM BUILDING STRUCTURE	25,503 SF
3 PARKING LOT, 18 SPACES	2,642 SF
4 CHILDREN'S PLAY AREA (5-12 YEARS OLD)	911 SF
5 CHILDREN'S PLAY AREA (2-5 YEARS OLD)	1,437 SF
6 PINK SHAFTERS/GAZON	64,341 SF
7 COURTYARD AREA W/ ACCENT TREES & TREES	3,606 SF
8 330' X 195' SOCCER FIELD	64,341 SF
9 BASIN ACCESS/ADA ACCESS	3,606 SF
10 VEHICULAR ENTRY	11,169 SF
11 WATER QUALITY/LOW FLOW AREA	3,606 SF
12 4-1 BASH SLOPE/ GROUNDCOVER PLANTED	11,169 SF
13 LITTLE LEAGUE BASEBALL	71,869 SF
14 RETAINING WALL PER ENGINEERING PLANS	19,933 SF
15 PARK BENCHES (179)	
16 CONCRETE SEAT WALLS	
17 OPEN LAWN AREA	
18 SHRUBS & GROUNDCOVER PLANTING	
19 DECOMPOSED GRANITE TRAIL	

**MAINTENANCE AREAS**

MATERIAL	TOTAL AREA
TURF	236,200 SF
FLAT SHRUB GROUNDCOVERS	72,688 SF
4-1 SLOPED SHRUB GROUNDCOVERS	3,606 SF
DECOMPOSED GRANITE	31,103 SF
CONCRETE	25,500 SF
ASPHALT	22,503 SF
DECORATIVE PAINTING/PATERS	1,437 SF
REINFORCED CONCRETE	3,273 SF





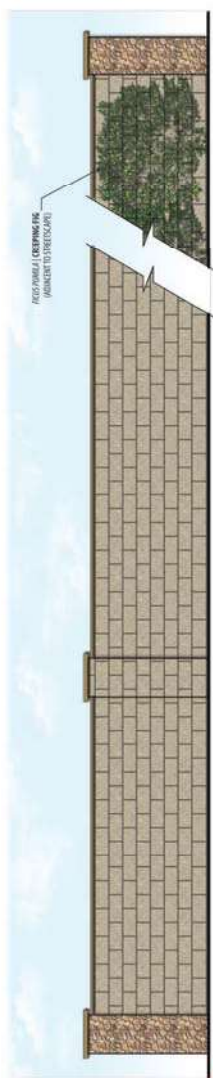
**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

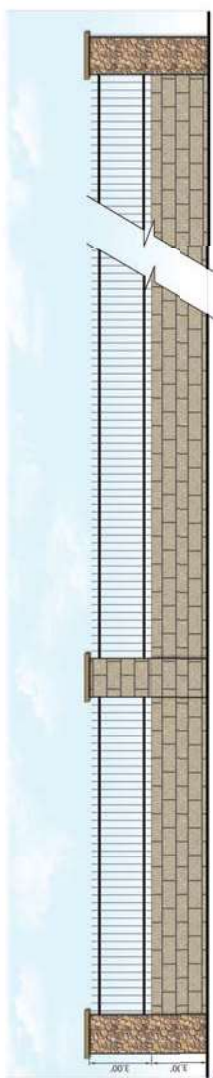
APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE WASTEWATER ASSESS ONLY



FENCE & WALL PLAN FOR TRACT 37119



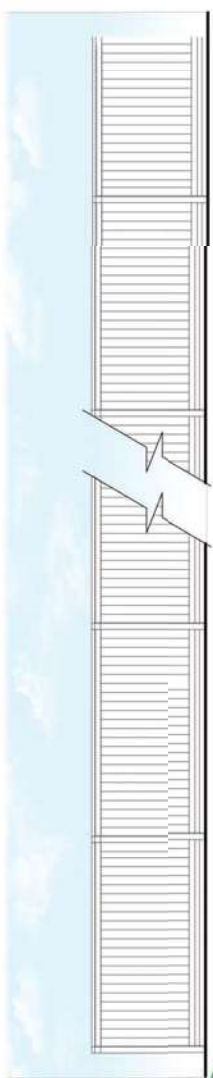
1 **COMMUNITY WALL | 8' EXT. (6' INT.) SPLIT FACE BLOCK WALL WITH END & CORNER STONE VENEER PILASTERS**  
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED N.T.S.



2 **COMBO VIEW FENCE | 6' SPLIT FACE BLOCK AND TUBE STEEL FENCE WITH END & CORNER STONE VENEER PILASTERS**  
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED N.T.S.



3 **OPEN VIEW FENCE | 6' TUBULAR STEEL FENCE**  
MAINTAINED AS NOTED ON PLAN N.T.S.



4 **INTERIOR PRIVACY FENCE | 6' VINYL OR WOOD FENCE**  
PRIVATELY MAINTAINED N.T.S.

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**ENVIRONMENTAL IMPACT REPORT NO. 376  
ADDENDUM NO. 2**

**for**

**Tentative Tract Map 37119**

**Change of Zone No. 7947**

**Specific Plan No. 288 Substantial Conformance No. 1**

Prepared For:

**Riverside County Planning Department**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Prepared By:

**Albert A. WEBB Associates**

3788 McCray Street

Riverside, California 92506

**November 2017**

**INTRODUCTION TO ADDENDUM NO. 2 TO ENVIRONMENTAL IMPACT REPORT NO. 376**  
**for**  
**Tentative Tract Map 37119, Change of Zone No. 7947, and**  
**Specific Plan No. 288 Substantial Conformance No. 1**

On April 22, 1997 the County of Riverside adopted the Crossroads in Winchester Specific Plan No. 288 (SP288), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 655450 to 65457. On the same date the County of Riverside also adopted Ordinance No. 348.3790 adopting SP Zoning for properties within Specific Plan No. 288. SP288 consisted of land uses allowing for the development of approximately 222 acres which consisted of single-family residential dwelling units, as well as commercial and open space uses. In conjunction with its approval of SP288, the County complied with the California Environmental Quality Act (“CEQA”) by preparing and certifying Environmental Impact Report No. 376 (“EIR376”). Concurrent with adoption of SP288 and certification of EIR376, Change of Zone No. 5947 (CZ5947) and General Plan Amendment No. 315 (GPA315) were also adopted.

In November 2005, Amendment No. 1 to SP288 (SP288A1) was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of SP288. However, SP288A1 was filed, but was subsequently withdrawn and, thus, never approved by the County.

In October 2013, Amendment No. 2 to SP288 (SP288A2) was initiated in order to modify certain land uses and add an additional 15 acre parcel (APN 461-210-019). This parcel was originally part of the Winchester Hills Specific Plan and was removed as part of the Winchester Hills Specific Plan Amendment No. 5, due to a change in the alignment of Rice Road. To facilitate the requested action, Change of Zone No. 7767 and General Plan Amendment No. 1110 were processed concurrently with the Specific Plan Amendment in order to modify the Specific Plan boundary to reflect the addition of the 15 acres to the Specific Plan and to establish and use designations and associated development standards. Amendment No.2 was finalized and approved in December 2013. Additionally, Addendum No. 1 to EIR376 (hereinafter referred to as “EIR376 Addendum No. 1”) was considered in compliance with the requirements of the California Environmental Quality Act (CEQA).

As an implementing project of SP288A2, the applicant proposes Tentative Tract Map 37119 (TR37119), Change of Zone No. 7497, and Specific Plan No. 288 Substantial Conformance No. 1 (hereinafter collectively referred to as the “Project”).

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.



The CEQA Guidelines further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require “major revisions” to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (14 CCR 15162). Therefore, once an EIR has been approved, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project 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;
- 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
- 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 any of the following:
  - a) The project will have one or more significant effects not discussed in the previous EIR;
  - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR 15162.)

The CEQA Guidelines state that the lead 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 (14 CCR 15164(a).) An addendum does not need to be circulated for public review, but can be included in or attached to the final EIR (14 CCR 15164(c).) The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project (14 CCR 15164(d).) The *CEQA Guidelines* require documentation of the decision not to prepare a subsequent EIR pursuant to Section 15162 (14 CCR 15164(e).)

In processing the Project, in conformity with CEQA Section 21166 and *CEQA Guidelines* Sections 15162 and 15164, the attached Initial Study (“IS”) was conducted to determine if the Project would trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR376. The IS therefore classifies impacts in one of four ways:

- Potentially Significant New Impact — This category is for any potentially significant impact that was not analyzed in EIR376.

- Less than Significant New Impact with Mitigation Incorporated — This category is for any impacts which were not analyzed or found in EIR376, but are nonetheless found to be less than significant with new mitigation incorporated.
- Less than Significant New Impact — This category is for any impacts which were not analyzed or found in EIR376, but which are nonetheless less than significant.
- No New Impact — This category is for impacts which are equal to or less than the impacts found and analyzed in EIR376.

The results of this IS indicate that the Project does not require substantial changes to EIR376, does not create any form of significant environmental impacts which were not previously analyzed in EIR376, nor are the impacts of the Project more severe than those already analyzed in EIR376. Thus, as per CEQA Guidelines Section 15164(a), Addendum No. 2 to EIR376 is the proper form of environmental review for the proposed Project. This Introduction, the IS and the mitigation monitoring program collectively make up Addendum No. 2 to EIR376 applicable to the Project.

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Appendix A *Air Quality and Greenhouse Gas Impact Analysis*, Albert A. Webb Associates, March 2012  
Appendix B *General Habitat Assessment, MSHCP Consistency Analysis, Focused Burrowing Owl Surveys, Focused Narrow Endemic Plant Surveys*, Ecological Sciences, Inc., September 27, 2017  
Appendix C.1 Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), The Garrett Group, December 21, 2001  
Appendix C.2 *Geological Update of the Geotechnical Investigation Report, Winchester Specific Plan No. 288 (The Crossroads in Winchester)*, Petra Geotechnical, January 17, 2012  
Appendix C.3 *Geotechnical Response to County of Riverside Review Sheet, Crossroads South Project, Tentative Tract Map 37119, 161 Acre Site South of Domenigoni Parkway and East of Winchester Roads, Winchester Area of Riverside County, California*, Petra Geotechnical, Inc. September 5, 2017.  
Appendix D.1 *Preliminary Project Specific Water Quality Management Plan, Conestoga – Crossroads South*, Albert A. Webb Associates, April 2016

- Appendix D.2 *Project Specific Water Quality Management Plan, Conestoga – Crossroads South, Tentative Tract Map No. 37119, Albert A. Webb Associates, revised July 2017*
- Appendix D.3 *Crossroads South – TR37119, Winchester Area, Riverside County, California, Preliminary Drainage Study, Albert A. Webb Associates, April 2016*
- Appendix E *Water Supply Assessment for The Crossroads at Winchester Specific Plan No. 288, Eastern Municipal Water District, February 21, 2007*
- Appendix F *Preliminary Acoustical Impact Analysis, The Crossroads in Winchester (SPA288A2), Albert A. Webb Associates, December 2011*
- Appendix G *Traffic Impact Analysis Report, Tentative Tract Map 37119, County of Riverside, CA, The Crossroads in Winchester Specific Plan No. 288 Amendment No. 2, Albert A. Webb Associates, October 2016*

## INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000–21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the implementation of TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance no. 1 (the Project). In accordance with Section 15063 of the State *CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the County of Riverside (County) as the Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

### Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the State *CEQA Guidelines*
- **Riverside County Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, a discussion of the relationship of the Project to the Riverside County General Plan, and an environmental impact assessment consisting of an environmental checklist and accompanying analysis for responding to checklist
- **References**, which includes a list of reference sources
- **List of Initial Study Preparers**, which identifies those responsible for preparation of this Initial Study and other parties contacted during the preparation of the Initial Study
- **Acronyms, Units of Measurement, and Chemical Symbols**, which contains a list of the acronyms and abbreviations used in the Initial Study

### Environmental Process

The environmental process being undertaken as part of the proposed Project began with the initial project and environmental research. The Initial Study and updated technical studies that have been prepared as Addendum No. 2 to EIR No. 376 do not require a public review period. If the Board of Supervisors determines that the Project will have no significant long-term, mitigatable environmental effects, Addendum No. 2 will be incorporated into the file for the Project.

### Incorporation by Reference

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

- *Riverside County General Plan*, Adopted October 7, 2003; most recent update December 2015.
- *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report*, December 2015
- *The Crossroads in Winchester Specific Plan No. 288 and Final Environmental Impact Report No. 376 (SCH No. 91042082) adopted April 29, 1997*
- *Environmental Assessment (EA) Number 35626, Specific Plan 288, CGPA 315, CZ5947, prepared January 4, 1991.*
- *Environmental Assessment (EA) Number 39938, Winchester Ranch Infrastructure Community Facilities District, (SCH No.2005091006, adopted February 6, 2007.*
- *The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2 (SP00288A2), December 2013.*
- *Environmental Impact Report No. 376.*
- *Environmental Impact Report No. 376 Addendum No. 1 for Specific Plan Amendment No. 2*





## COUNTY OF RIVERSIDE

**Environmental Assessment Form:** Initial Study

**Environmental Assessment (E.A.) Number:** [TBD]

**Project Case Type (s) and Number(s):** TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1

**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Russell Brady  
**Telephone Number:** (951) 955-3025  
**Applicant's Name:** SR Conestoga LLC, Jim Lytle  
**Applicant's Address:** 41391 Kalmia St. Suite 200, Murrieta, CA 92562  
**Telephone Number:** (310) 200-2344

### I. PROJECT INFORMATION

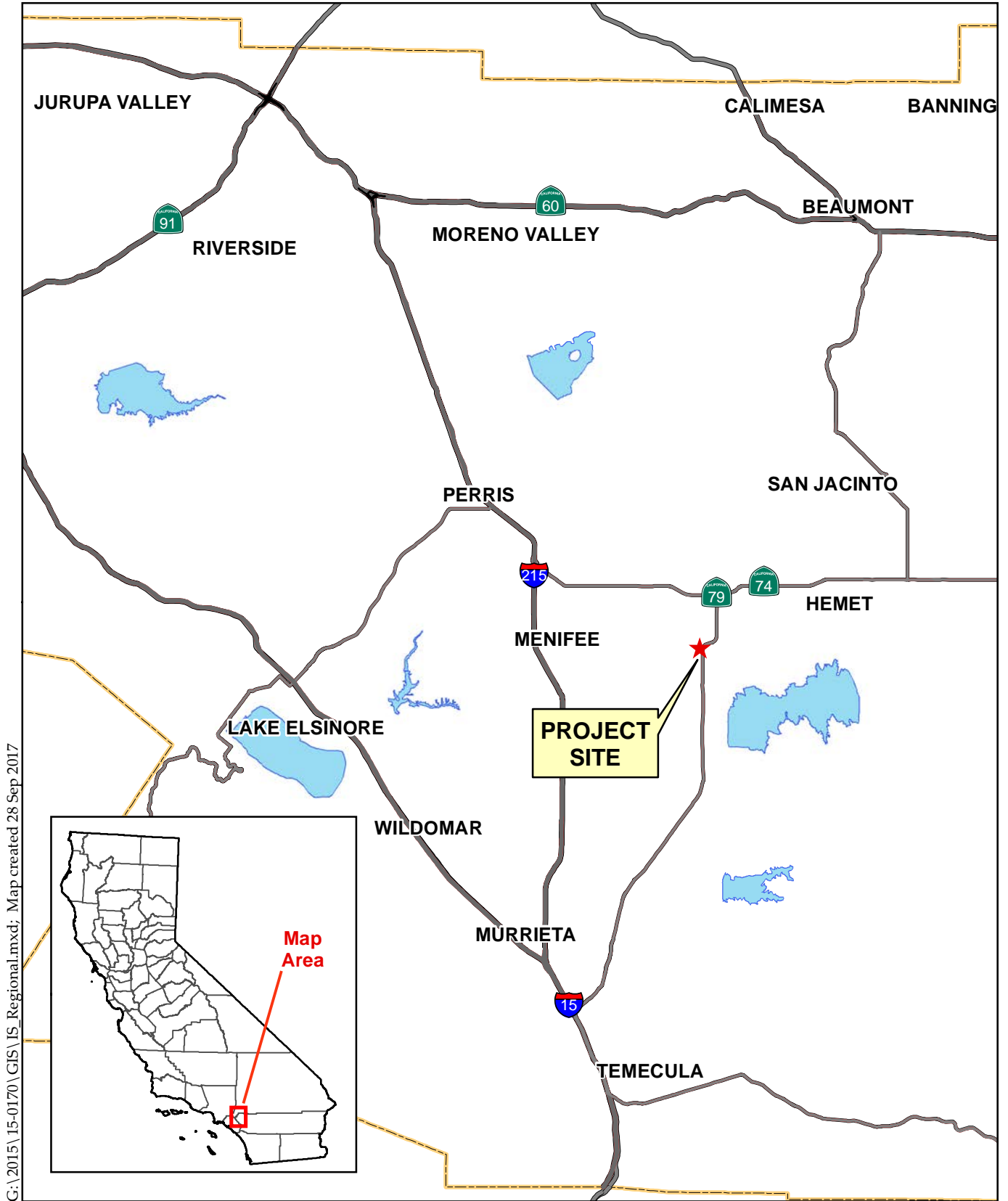
#### A. Project Description

##### 1. Project Location

Tentative Tract Map No. 37119 (TR37119) is located within The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2 (SP288A2). Specifically, TR37119 encompasses SP288A2 Planning Areas (PAs) 7 through 17. The Project site is located in the southwestern portion of Riverside County and is located south of Domenigoni Parkway, west of State Route 79/Winchester Road, north of Newport Road, and east of the easterly boundary of Specific Plan No. 293, "Winchester Hills."

The Project site is in west-central Riverside County. The city of Hemet is located four miles to the northeast, city of Perris is located 12 miles to the northwest, and the city of Temecula is located approximately 14 miles to the south via Highway 79. (See **Figure 1 – Regional Map**, **Figure 2 – Regional Setting**, and **Figure 3 – Tentative Tract Map 37119.**) The Project site is vacant and has been used for agricultural purposes in the past.

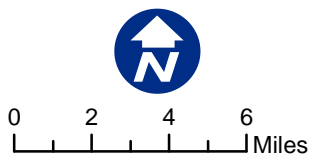
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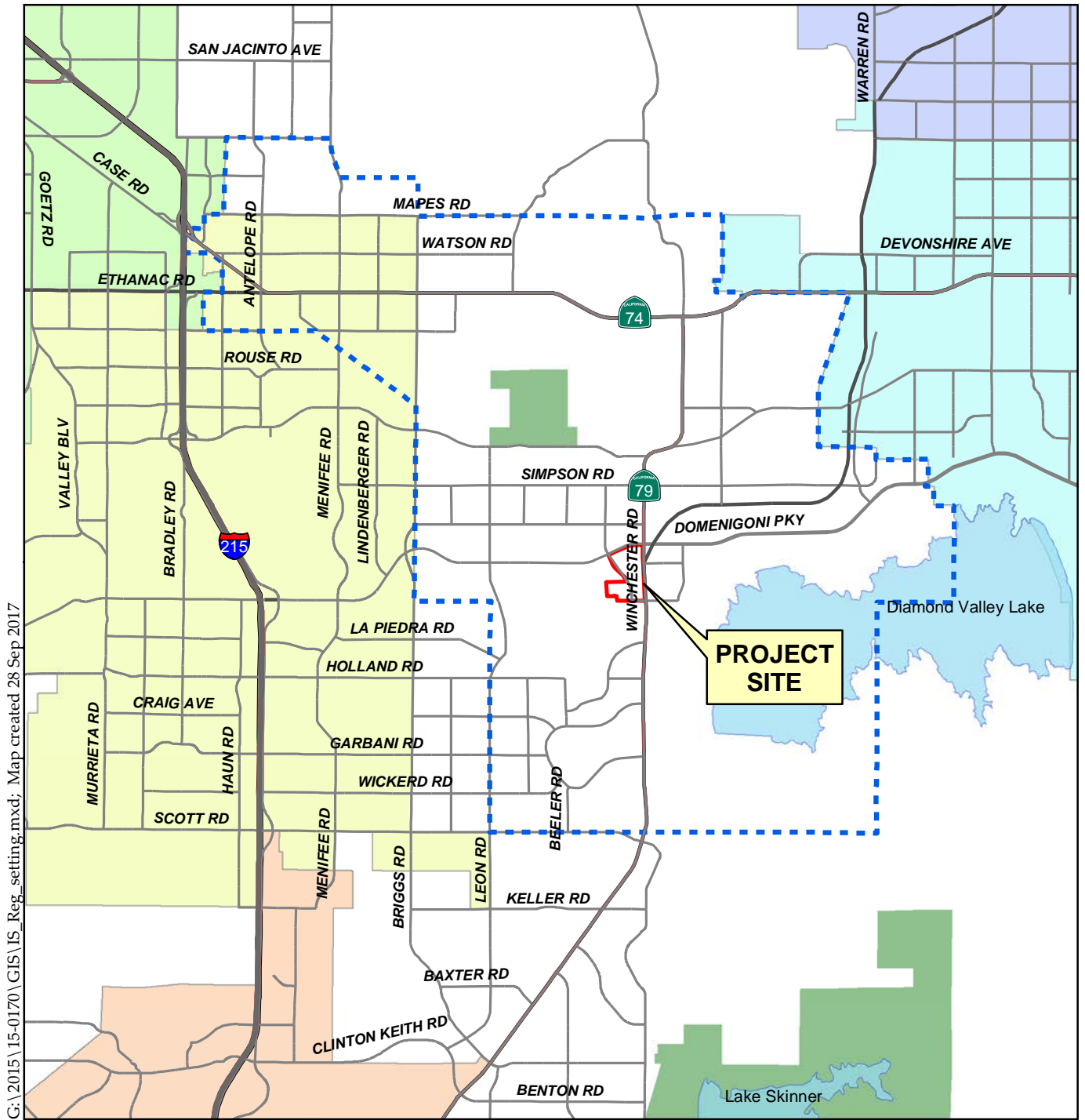


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Source: Riverside Co. GIS, 2017

**Figure 1 - Regional Map**  
Initial Study/Addendum No. 2 to EIR376





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Source: Riverside Co. GIS, 2017

**Figure 2 - Regional Setting**

Initial Study/Addendum No. 2 to EIR376

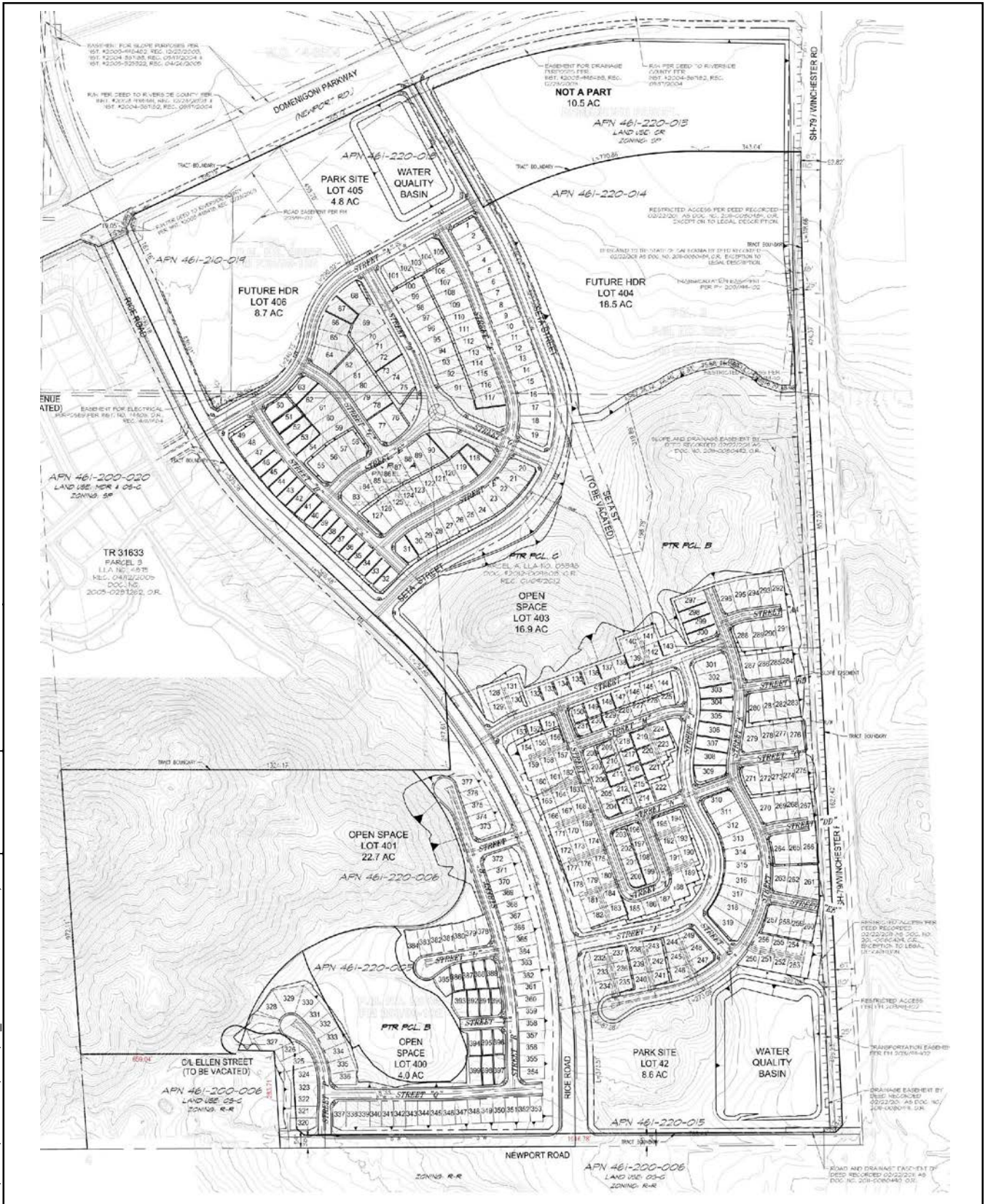
**LEGEND**

- Project Boundary
- Harvest Valley/Winchester Area Plan Boundary
- Regional Parks
- Hemet
- Perris
- Menifee
- San Jacinto
- Murrieta



0 1 2 3 Miles

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**2. Background**

Environmental Impact Report No. 376 (EIR376) and SP288 were certified and adopted by the Riverside County Board of Supervisors on April 29, 1997, by Resolution No. 97-091. As approved in 1997, the Crossroads in Winchester Specific Plan (hereinafter referred to as SP288) consisted of 11 planning areas that included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, SP288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space.

In November 2005, an amendment to SP288 (SP288A1) was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of SP288. Although SP288A1 was filed, the application was subsequently withdrawn and, thus, never approved by the County.

SP288A2 was initiated in order to modify certain land uses and add an additional 15 acre parcel (APN 461-210-019) to SP288, bringing the total acreage of the Specific Plan to 237 acres. The parcel added by SP288A2 was originally part of the Winchester Hills Specific Plan. This parcel removed as part of the Winchester Hills Specific Plan Amendment No. 5, due to change in alignment of Rice Road. To facilitate the change in specific plan boundaries, Change of Zone Text No. 7767 and General Plan Amendment (GPA) No. 1110 were processed concurrently with SP288A2 in order to modify the Crossroads Specific Plan boundary to incorporate APN 461-210-019 and to establish land use designations and associated development standards for this new area. On December 10, 2016 the Board of Supervisors of Riverside County considered EIR376 Addendum No. 1 and approved GPA No. 1110, SP288A2, and Change of Zone No. 7767.

**Proposed Project**

TR37119 and Change of Zone No. 7947 are implementing projects of SP288A2. A comparison **Table 1** presents a comparison of the land uses and number of dwelling units (where applicable) approved in SP288A2 with what is proposed by TR37119

**Table 1 – Comparison of SP288A2 and TR37119 Land Uses**

SP288A2				TR37119	
Planning Area Number	Gross Area (Acres)	Land Use	Dwelling Units	Lot Number(s)	Residential Lots
7	8.7	Future High Density Residential	100	382	None created by TR37119
8	4.6	Park (and Water Quality Basin)	N/A	380	N/A
9	10.5	Commercial Retail	N/A	Remainder Parcel	
10	21.0	Medium High Density Residential	120	1 - 120	120

SP288A2				TR37119	
Planning Area Number	Gross Area (Acres)	Land Use	Dwelling Units	Lot Number(s)	Residential Lots
11	18.5	Future High Density Residential	160	381, 383	None created by TR37119
12	16.9	Open Space	N/A	378	N/A
13	22.7	Open Space	N/A	377	N/A
14	13.8	Medium High Density Residential	85	299 - 373	75
15	4.0	Open Space	N/A	376	N/A
16	28.1	Medium High Density Residential	200	121 - 298	178
17	7.3	Park (and Water Quality Basin)	N/A	379	N/A
<b>Total</b>	<b>145.6<sup>1</sup></b>		<b>631</b>		
<b>Total Medium High Density Residential</b>			<b>405</b>		<b>373</b>

Note: Lot Nos. 374 and 375 are not used in TR37119.

Specifically, TR37119 plots out the layout of residential lots and open space in Planning Areas No. 7-8, 10-17. The Change of Zone No. 7947 modifies development standards within the Planning Areas, specifically allowing a reduction in the size of individual residential lots in Planning Area 16. As shown above, TR37119 creates 373 residential lots within PAs for which 405 dwelling units are permitted. That is, TR37119 proposes 32 fewer dwelling units in PAs 10, 14, and 16 than is permitted in SP288A2.

### 3. Land Use Changes

The Project implements SP288A2 and as such does not propose any land use changes.

### 4. Project Applications

**Tentative Tract Map 37119** is a Schedule “A” subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

**Change of Zone No. 7947** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16.

<sup>1</sup> The Gross area of 145.6 is the sum of the acreage of each Planning Area; the Tentative Tract Map 37119 shows land use acreage of 161.48 because it also includes Public Streets, an additional 16.5 acres, in that calculation.

**Specific Plan No. 288 Substantial Conformance No. 1** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan.

Collectively, TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1 are referred to throughout the remainder of this document as the “Project.” The term “Project site” will refer to the boundary of TR37119 as shown on **Figure 3 – Tentative Tract Map 37119**.

The following Initial Study includes mitigation measures. However, no new significant impacts will occur as a result of this Project, to either revise mitigation from EIR376 to include current regulations, or to include recommendations from technical studies that were subsequently prepared for the Project and that were not previously included in EIR376 as mitigation.

**B. Type of Project:**

Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:**

The Project site encompasses approximately 161.67 gross acres.

Residential Acres:	Lots	Units:	Proj. No. of Residents:
Medium High Density Residential	1-373	373	1,086 <sup>2</sup>
High Density Residential	381, 382	None proposed	0
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Open Space	A-GG, 376, 377, 378	n/a 48.26 acres	n/a
Park Sites/Water Quality Basins	379, 380	13.44 acres	
Private Streets	N/A	17.40 acres	
Public Streets	N/A	16.50 acres	
Recreation Center	383	3.53	

**D. Assessor’s Parcel No(s):**

461-210-019, 461-220-014, 461-220-015, 461-220-005, 461-220-006, 461-220-018

<sup>2</sup> 373 dwelling units multiplied by an average household size of 2.91 persons within the Harvest Valley/Winchester Area Plan. (Source: County of Riverside General Plan Appendix E-1 Socioeconomic Build-out Assumptions and Methodology, Table E-2: Average Household Size by Area Plan. (Available at [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/appendices/Appendix%20E-1\\_120815.pdf?ver=2016-04-01-142000-897](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/appendices/Appendix%20E-1_120815.pdf?ver=2016-04-01-142000-897), accessed September 29, 2017.)

**E. Street References:**

East of Rice Road, north of Old Newport Road, west of State Highway 79/Winchester Road, and south of Domenigoni Parkway (see **Figure 2 – Regional Setting**).

**F. Section, Township & Range Description or reference/attach a Legal Description**

The Project site is located within Township 5 South, Range 2 West, Section 33, San Bernardino Baseline and Meridian, and is identified on the Winchester USGS Quad Map shown in **Figure 4 – USGS Map**.

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

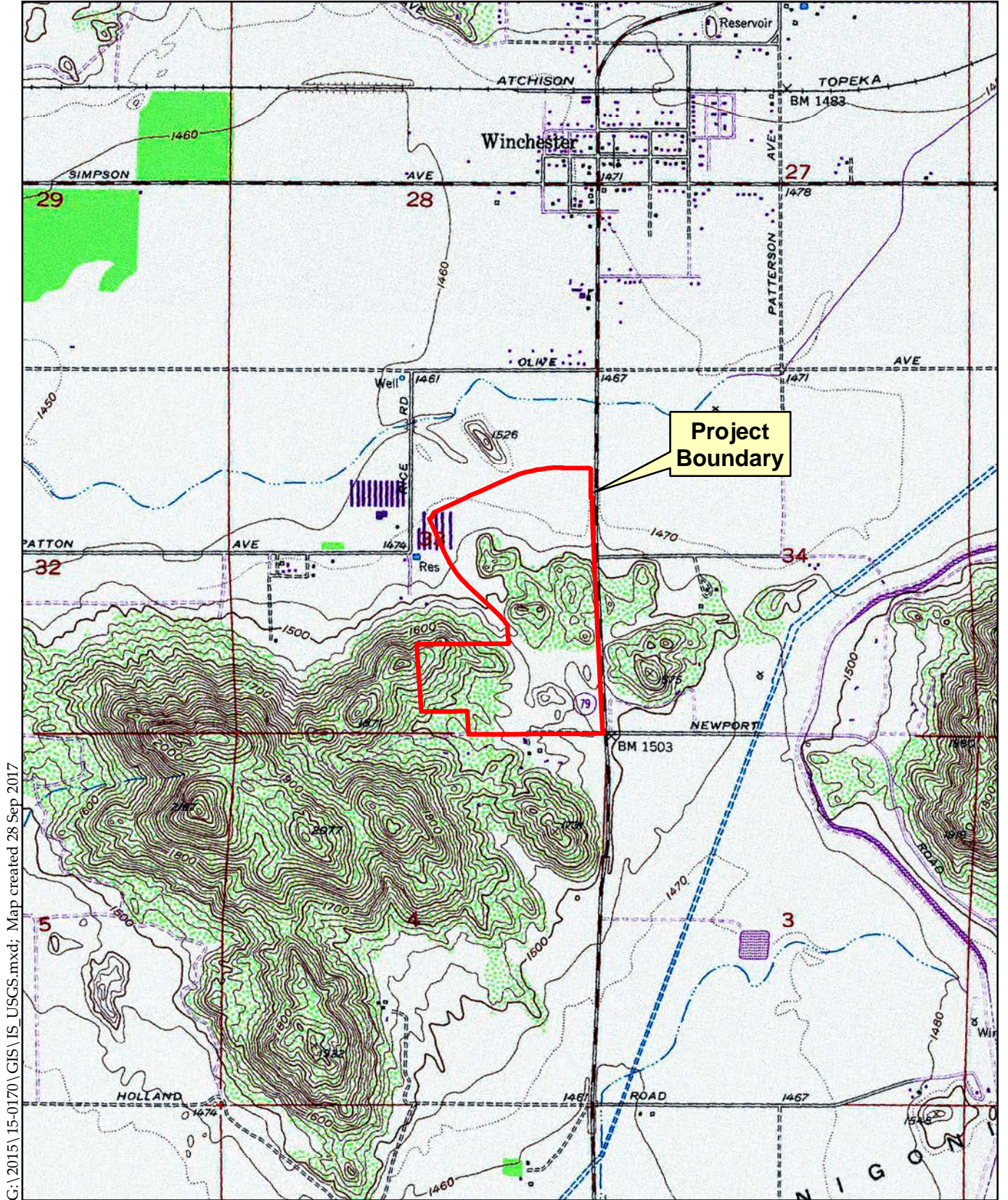
The proposed Project site consists of approximately 161.48 acres of vacant land. Topographically, the Project contains varied terrain on a flat valley floor, gentle foothills, and hillsides. There are three hilly knobs with slopes in excess of 25 percent. The hilliest terrain lies in the southwest corner, where grade rises to 1,800 feet in elevation.

Generally, the Project site is located in the Winchester Valley, west of Diamond Valley Reservoir, south of Double Butte, north of vacant hills and east of Interstate 215. The valley has historically been a loosely-centralized agricultural community.

The Project site is vacant. The surrounding land uses are also vacant. The Project site is located adjacent to the easterly boundary of the Winchester Hills Specific Plan 293. The Project site is also surrounded by several features such as Domenigoni Parkway to the north, State Route 79 to the east, and Old Newport Road to the south.

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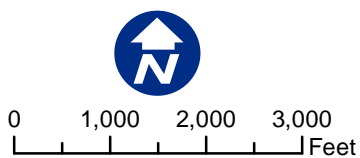


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Source: 7.5Min DRG;  
Winchester Quad

**Figure 4 - USGS**

Initial Study/Addendum No. 2 to EIR376



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

**1. Land Use:** The proposed Project would subdivide certain Planning Areas in SP288A2 and modify the text of SP288A2's zoning ordinance to reduce the sizes of residential lots in Planning Area 16, as reflected in the proposed TR37119. Upon approval of the Change of Zone No. 7947 and Specific Plan No. 288 Substantial Conformance No. 1, the proposed Project would not conflict with any General Plan Land Use Element policies.

**2. Circulation:** Regional east-west access to the Project will be provided via Domenigoni Parkway and north-south access will be provided via State Route 79. Domenigoni Parkway and State Route 79 are transportation facilities adjacent to the Project that provide direct and in-direct access to Interstate 215, Interstate 10 and Interstate 15. Circulation proposed within the Project Site is provided by various secondary, collector, and local streets as depicted in TR37119.

The Project is located within the Highway 79 Policy Area that was established to ensure that overall trip generation does not exceed system capacity and that system operation continues to meet Level of Service Standards. In general, the program established guidelines to be incorporated into an individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall, within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9 percent less than the trips projected from the General Plan traffic model residential land use designation. SP288A2 was previously determined consistent with the Highway 79 Policy Area and TR37119 consistent with the Specific Plan maximum units is also consistent with the Highway 79 Policy Area.

**3. Multipurpose Open Space:** The project is not anticipated to conflict with areas identified for conservation, preservation or reservation within the Multipurpose Open Space Element. The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but not located within a Criteria Area. The proposed Project would not conflict with any General Plan Multipurpose Open Space policies. Lots 376 – 383 are designated as Open Space in TR37119.

**4. Safety:** The proposed Project site is not located within a Fault Zone but is within a ground shaking zone, an active subsidence zone and portions of the Project site have a high potential for liquefaction. In addition, portions of the Project site are located within a 100-year flood plain and dam inundation area. The proposed Project is located in an area considered to be at very low susceptibility for wildfire. The land uses proposed by the Project do allow for future structures that will be occupied by humans. The proposed Project would not conflict with any General Plan Safety Element policies.

**5. Noise:** Noise impacts from the Project will be generated during construction, from future on-site activities, and from future Project specific traffic increases that will occur as a result of the Project.

During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with adherence to the recommendations that are contained in the Preliminary Acoustical Impact Analysis that was prepared for SP288A2, (Appendix F) the Project would not conflict with any General Plan Noise Element policies.

- 6. Housing:** Implementation of the proposed Project does not entail the displacement of existing housing nor does it create a need for new housing. The proposed Project will not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will be subject to all applicable regulatory requirements to control fugitive dust during construction and grading activities. Implementation of the Project will not conflict with any policies in the General Plan Air Quality Element.

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

The Project site is located within the Harvest Valley/Winchester Area Plan (HVWAP).

## **C. Foundation Component(s):**

The Project site is located within the Community Development Foundation Component. This component depicts areas where urban and suburban development are appropriate to foster variety and choice, accommodate a range of life styles, living and working conditions and accommodate diverse community settings.

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

The existing land use designations on the Project site are Medium Density Residential (MDR), High Density Residential (HDR), and Open Space Recreation (OS-R). (See **Figure 5 – Surrounding General Plan Land Use Designations.**)

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

The Project site is not in an Overlay area.

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

The Project is located within the Highway 79 Policy Area that was established to ensure that overall trip generation does not exceed system capacity and that system operation continues to meet Level of Service Standards. The Highway 79 Policy area establishes guidelines to be incorporated into an individual Traffic Impact Analysis that monitor overall trip generation from residential development to ensure that development projects produce traffic generation at a level that is 9 percent less than the trips projected from the General Plan traffic model residential land use designation.

## G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any<sup>3</sup>

Item	Direction	Designation
Area Plans	North	Harvest Valley/Winchester Area Plan
	East	Harvest Valley/Winchester Area Plan
	South	Harvest Valley/Winchester Area Plan
	West	Harvest Valley/Winchester Area Plan
Foundation Components	North	Community Development
	East	Community Development and Open Space
	South	Community Development and Open Space
	West	Community Development and Open Space
Land Use Designations	North	High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), and Public Facilities (PF)
	East	Public Facilities (PF), Commercial Retail (CR), and Open Space – Conservation (OP-C)
	South	Medium Density Residential (MDR), Commercial Retail (CR), Commercial Tourist (CT), and Open Space – Recreation (OP-R)
	West	Open Space – Conservation (OP-C), Medium Density Residential (MDR), and Medium High Density Residential (MHDR)
Overlays	N/A	
Policy Areas	Highway 79 Policy Area	

## H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:  
The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2
2. Specific Plan Planning Area, and Policies, if any:  
Planning Areas 7, 8, 10, 11, 12, 13, 14, 15, 16, and 17

<sup>3</sup> Source: Riverside County-Map My County (RCIT-v5.1). (Available at: [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public), accessed September 26, 2017.)

**I. Existing Zoning:**

The Project site’s zoning designation is SP Zone (Specific Plan). (See **Figure 6 – Surrounding Zoning Designations.**)

**J. Proposed Zoning, if any:**

Other than the Specific Plan Zoning Ordinance text changes, this project does not propose any changes to the underlying zoning classification.

**K. Adjacent and Surrounding Zoning:<sup>4</sup>**

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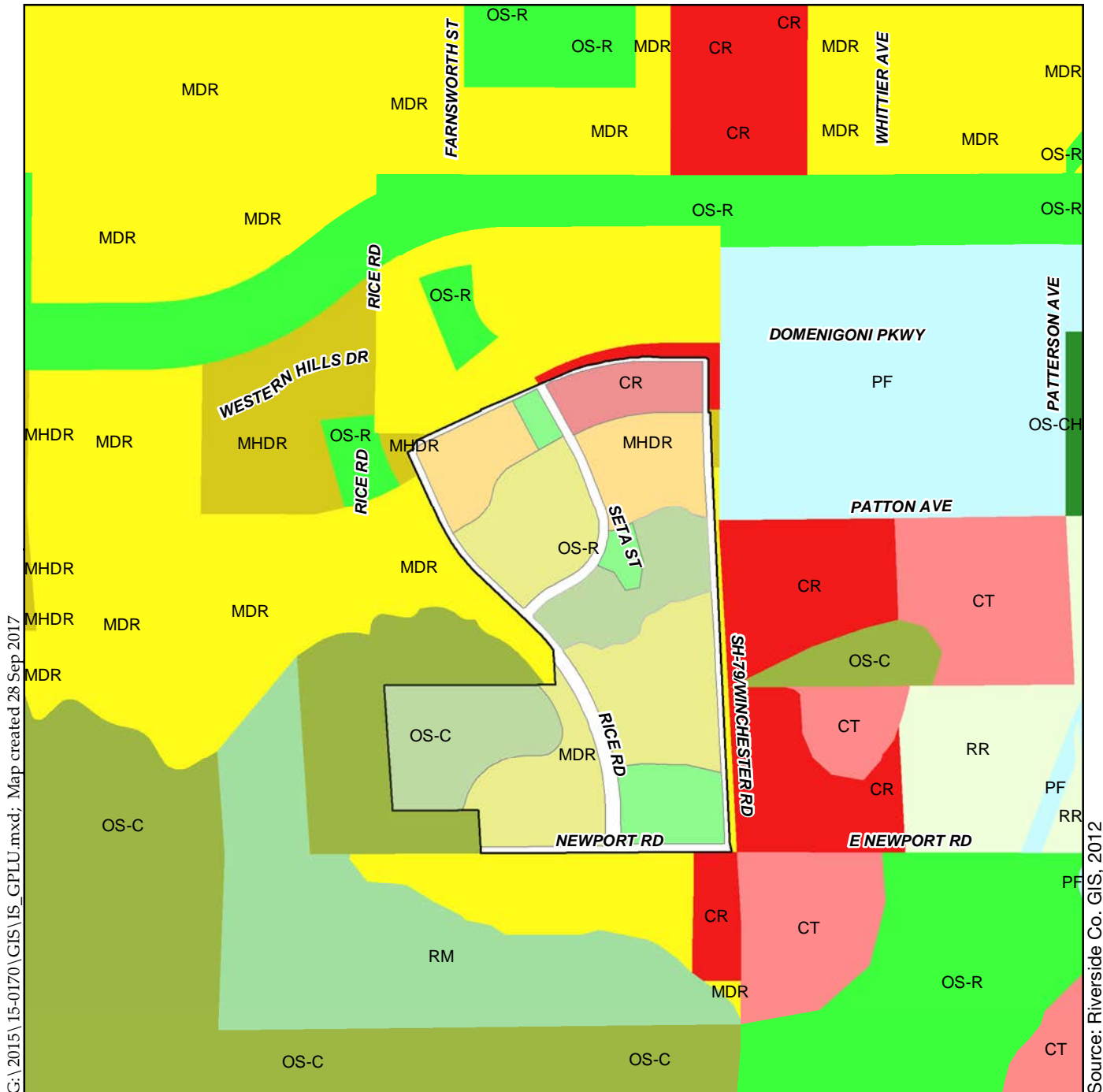
North:	R-R (Rural Residential) and SP (Specific Plan)
East:	R-R (Rural Residential), C-1/C-P (General Commercial) and SP Zone (Specific Plan)
South:	R-R (Rural Residential)
West:	SP Zone (Specific Plan)

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<sup>4</sup> Source: Riverside County-Map My County (RCIT-v5.1). (Available at [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public), accessed September 26, 2017.)



**Figure 5 - Surrounding General Plan Land Use Designations**

**LEGEND**

**County GP Land Use**

- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Commercial Tourist
- Public Facilities

- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation

**Initial Study/Addendum No. 2 to EIR376**

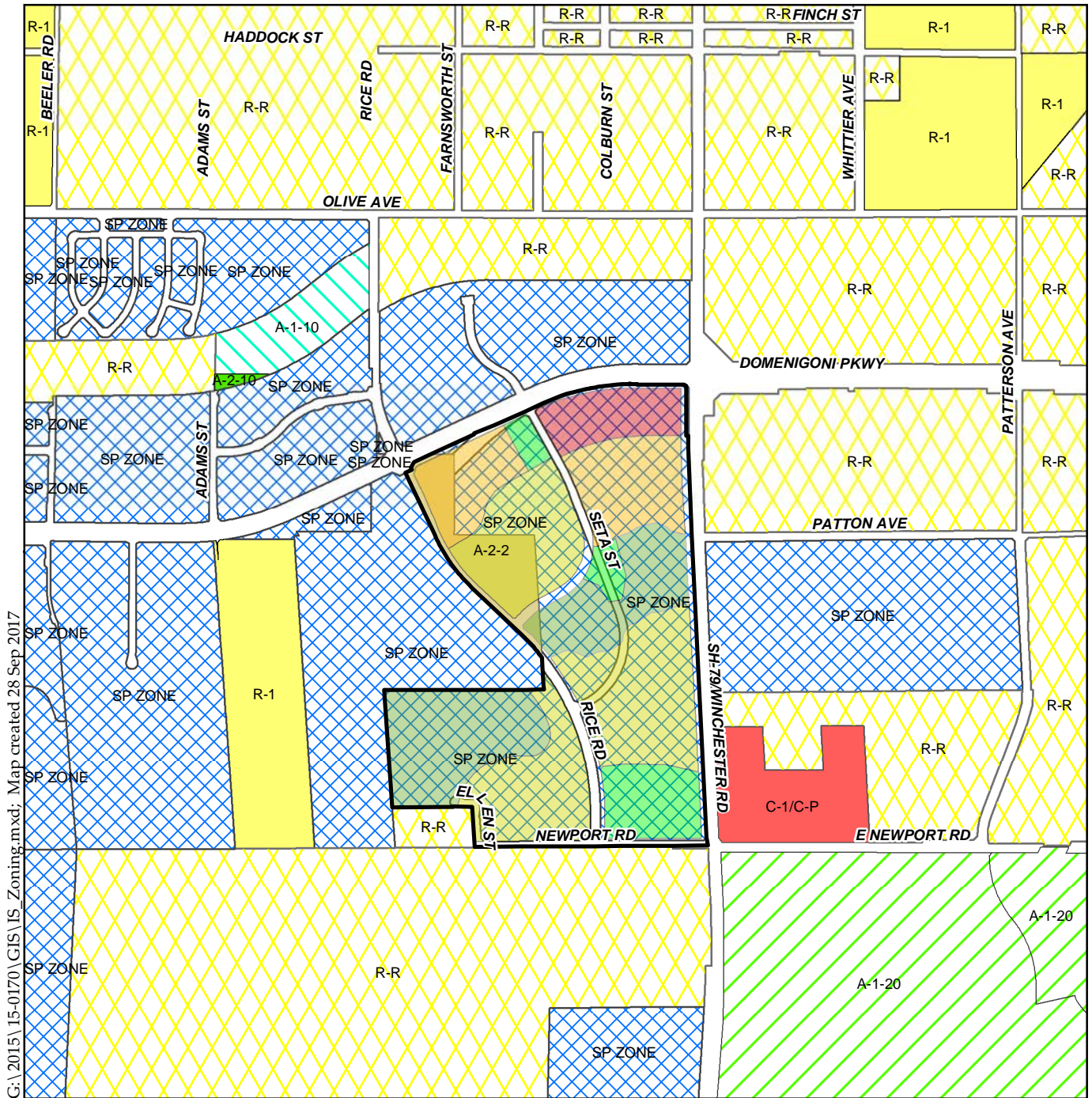
**Proposed Land Use**

- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Open Space Recreation
- Open Space Conservation



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Feet





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Source: Riverside Co. GIS, 2017

**Figure 6 - Surrounding Zoning Designations**

Initial Study/Addendum No. 2 to EIR376

**LEGEND**

**Riverside County Zoning**

- |  |        |  |         |  |                                 |
|--|--------|--|---------|--|---------------------------------|
|  | A-1-10 |  | C-1/C-P |  | Medium High Density Residential |
|  | A-1-20 |  | R-1     |  | High Density Residential        |
|  | A-2-10 |  | R-R     |  | Very High Density Residential   |
|  | A-2-2  |  | SP ZONE |  | Commercial Retail               |
|  |        |  |         |  | Open Space Recreation           |
|  |        |  |         |  | Open Space Conservation         |



0 500 1,000 1,500  
Feet

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were identified in EIR376 and/or by current Project proposals as being potentially affected by this Project, involving at least one impact that is a, “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated,” as indicated by the checklist on the following pages. The boxes marked with a green “X” were found to be consistent with EIR376 and/or EIR376 Addendum No. 1, with only the mitigation measures previously required in the original EIR or EIR376 Addendum No. 1. Boxes marked with a red “X” include new or updated mitigation measures.

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

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#### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input checked="" type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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  
Russell Brady  
Riverside County Planning Department

\_\_\_\_\_  
Date

## 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 implementation of TR37119 and Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1. An Initial Study (Environmental Assessment) is normally 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, in accordance with California Code of Regulations, Section 15063. The purpose of this Initial Study is to inform the decision-makers, effected agencies and the public of potential environmental impacts associated with the implementation of the proposed Project. The current proposed Project (Tentative Tract Map 37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1) includes updated technical studies for biological resources, geology/soils, and traffic; even with these new technical studies, the proposed Project will not result in any new significant environmental effects or a substantial increase in the severity of significant effects identified in EIR376. The Initial Study presented in the following analysis classifies impacts in one of four ways:

- Potentially Significant New Impact — This category is for any potentially significant impact that was not analyzed in EIR376.
- Less than Significant New Impact with Mitigation Incorporated — This category is for any impacts which were not analyzed or found in EIR376, but are nonetheless found to be less than significant with new mitigation incorporated.
- Less than Significant New Impact — This category is for any impacts which were not analyzed or found in EIR376, but which are nonetheless less than significant.
- No New Impact — This category is for impacts which are equal to or less than the impacts found and analyzed in EIR376 or EIR376 Addendum No. 1.

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**AESTHETICS**

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

Sources: EIR376; Project Description; RCLIS; HVWAP

Findings of Fact:

a) EIR376 Conclusion: No Impact. Since the project site is not located adjacent to or within view of a designated or eligible scenic highway, the project will not have adverse or significant impacts on any scenic highway. (EIR376, p. V-79)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is not located within a scenic highway corridor. According to the Harvest Valley/Winchester Area Plan, the closest state-eligible scenic highway is State Route 74 located approximately 3 miles to the north. The closest County-eligible scenic highway is Interstate 215 located approximately 5.5 miles to the west.

Finding: No new scenic highways have been designated in the vicinity since EIR376 was prepared. The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from the implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) EIR376 Conclusion: Less than Significant. Individual project review will ensure that potential development will not obstruct any prominent scenic vista or public view, nor create an aesthetically offensive site open to public view. No potentially significant impact on scenic resources will result. (EIR376, p. V-219)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The Project will implement the design guidelines SP288A2 which includes development standards, and design and landscaping guidelines, to ensure development of the Project site would not create an aesthetically offensive site open to public view. The Project will create lots encompassing approximately 39.6 acres for Open Space – Conservation, Planning Areas 12 and 13 (TR37119 lots 377 and 378, respectively). TR37119 also creates lots encompassing approximately 16.9

acres of Open Space – Recreation, Planning Areas 8, 19, and 17 (lots 380, 376, and 379, respectively). The Open Space-Conservation land use designation will preserve in perpetuity two knolls with slopes in excess of 25 percent in Planning Areas 12 and 14 and the foothill area of the Carpenter Hills located to the south and west of the Project site. For both Planning Areas, the open space will remain in a natural state to preserve the natural aesthetic resources of the community.

The most prominent scenic vistas in the Project vicinity are of the Lakeview Mountains to the north, and the Dawson Mountains in the southeast. However, the proposed Project will not obstruct any scenic vistas, views open to the public or result in the creation of an aesthetically offensive site open to public views as the Project includes 50.72 acres of Open Space, the preservation of the rugged terrain, 7.12 acres of dedicated park space, and will implement landscaping as required by SP288A2.

*Finding:* The Project’s potential impacts are no different than those analyzed in EIR376 and impacts resulting from the implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

AESTHETICS	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. 655; Project Description

Findings of Fact:

- a) *EIR376 Conclusion:* Less than Significant with Mitigation. Because the Project is located within the 30-mile radius of the Mount Palomar Observatory, project lighting will contribute to the skyglow conditions which adversely impact telescope operations. However, with implementation of the following mitigation measures, light and glare impacts will be reduced to a less than significant level. (EIR376, p. V-130)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

*Mitigation Measure D.11-1* – All lighting shall comply with County Ordinance No. 655 which regulates light pollution (EIR376, p. V-130).

Additional Measures

*Mitigation Measure D.11-2* – Because of the property’s location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lamps shall be used for all street

lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination (EIR376, p. V-130).

*Mitigation Measure D.11-3* – Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas (EIR376, p. V-130).

Discussion of the proposed Project: The proposed Project is located within Zone B of the Mr. Palomar Nighttime Lighting Area (approximately 26.5 miles from the Mt. Palomar Observatory). Therefore, the Project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures which would direct undesirable light into the night sky, thereby having a detrimental effect on astronomical observation and research.

Finding: The proposed Project does not include lighting that would be inconsistent with Ordinance No. 655; therefore, no new or substantially increased significant effects will result from the proposed Project. Through compliance with the regulatory requirements of Ordinance No. 655, and Mitigation Measures D.11-1 through D.11-3 listed above, there will be less than significant impacts related to interference with the nighttime use of Mt. Palomar Observatory.

<b>AESTHETICS</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. 655; EIR376; Project Description; SP288A2

Findings of Fact:

a-b) EIR376 Conclusion: Less than Significant with Mitigation. Land adjacent to the project site is undeveloped, and as a result, project lighting will not result in impacts to adjacent uses. Single-family residential development located north of Salt Creek will be buffered from project lighting by Olive Avenue and the creek channel.

Proposed residential uses out of the planned development are the most sensitive to intrusive light. While the required street and park lighting is not anticipated to intrude into residences, the lighting of the commercial buildings and parking lot may intrude into adjacent residential development. This light impact from the commercial lighting will potentially be significant. However, with implementation of the following Mitigation Measure, light and glare impacts will be reduced to a less than significant level. (EIR376, p. V-130)

EIR376 Mitigation Measures:

*Mitigation Measure D.11-3* – Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas (EIR376, p. V-130).

Discussion of the proposed Project: The proposed Project will include an additional 15 acres of land that was not previously analyzed in EIR376, but were included in the Specific Plan as part of SP288A2 and evaluated in EIR376 Addendum No. 1. As discussed in EIR376 Addendum No. 1, this increase in additional sources of nighttime lighting would not increase the intensity of light such that it would modify the original finding of EIR376. Impacts from spill of light onto surrounding properties, and “night glow” will be reduced to less than significant levels by using hoods and other design features on light fixtures used within the proposed Project as required by EIR376 Mitigation Measures D.11-1, D.11-2, and D.11-3, and through standard County conditions of approval, plan check, permitting procedures, and code enforcement.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials. Daytime glare is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass or windshields of parked cars. Glare-sensitive light uses include residences, hotels, transportation corridors and aircraft landing corridors. However, the Project site is not located in an airport influence area and the design guidelines in SP288A2 require landscaping to buffer adjacent residential land uses and streets, thus impacts from glare on sensitive receptors would be less than significant.

Finding: Because the Project’s potential impacts associated with glare and unacceptable lights levels are no different from those analyzed in EIR376, no new or substantially increased significant effects result from the Project. Therefore, potential environmental impacts associated with light or glare and light levels will remain less than significant.

**AGRICULTURE AND FOREST RESOURCES**

<b>AGRICULTURE and FOREST RESOURCES</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>AGRICULTURE and FOREST RESOURCES</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
b) Conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps) 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"/>

Sources: SCDC; EIR376; RCLIS; Project Description; SP293

**Findings of Fact:**

- a) *EIR376 Conclusion:* Less than Significant with Mitigation. Implementation of the proposed project will result in a permanent, irreversible loss of agricultural farmland. The farmed acres constitute only a minute portion of the County's total agricultural land inventory. Also, the barley crops grown on the site and the sheep grazing generate low economic yields. Thus, loss of these crops and grazing area is considered adverse, but less than significant. The loss will, however, contribute to the incremental loss of agricultural land within the County. Project development will result in the permanent, irreversible loss of 55 acres of Prime Farmland, 30 acres of Statewide Important Farmland, and 42 acres of Local Important Farmland, as identified by the California Department of Conservation. These impacts are considered significant under CEQA, but Mitigation Measures will reduce the impact to less than significant. (EIR376, p. V-71)

*EIR376 Mitigation Measures:*

Standard Regulatory Requirements

*Mitigation Measure C.10-1* – The County's right-to-farm ordinance, Ordinance No. 625, shall be enforced to protect farmers' rights with respect to urban encroachment, and to encourage continued agricultural production. (EIR376, p. V-72.)

Additional Measures

*Mitigation Measure C.10-2* – For development projects around the site perimeter which abut the existing, off-site agricultural land to the west, the development plan shall incorporate setbacks and other appropriate buffers to minimize urban/rural land use conflicts. (EIR376, p. V-72.)



Discussion of the proposed Project: The Project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP). According to the FMMP, the Project site contains Farmland of Local Importance and Other Land.

EIR376 Addendum No. 1 determined that EIR376 Mitigation Measures C.10-1 and C.10-2 were no longer applicable to the larger SP288A2 site. Therefore, these mitigation measures are not applicable to the proposed Project.

Finding: The Project's potential impacts are less than those analyzed in EIR376 and EIR376 Addendum No. 1. Because there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Project site, potential impact with regard to the conversion of Farmland will result from Project implementation. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376. Furthermore, as discussed in EIR376 Addendum No. 1, Mitigation Measures C.10-1 and C.10-2 from EIR376 are no longer applicable to the proposed Project.

- b) EIR376 Conclusion: Less than Significant Impact. No Agricultural Preserve or lands subject to the Williamson Act occurs in the SP288 project area. A number of agricultural preserves are located within the vicinity of SP288. Owners of a number of these preserves have filed Notices of Nonrenewal in anticipation of population growth and demand for new development in the Winchester Area. (EIR376, p. V-68.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no lands within the proposed Project site that are under Williamson Act Contracts, zoned for agricultural use, or being used for agricultural purposes. No new Williamson Act Contracts have been enacted since certification of EIR376.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. As no lands located within the Project site are being used for agricultural purposes or are under a Williamson Act Contract, no impacts are anticipated. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- c-d) EIR376 Conclusion: Less than Significant with Mitigation. Conflicts between the proposed urban uses and adjacent agricultural activities could arise. Moreover, the immediate presence of urban development may result in the ultimate conversion of adjacent farmlands to urban uses due to land costs, production costs, infrastructure availability and land use incompatibilities. Mitigation can reduce the impact to a less than significant level and should focus on reducing conflicts with surrounding viable agricultural uses and preventing premature conversion of surrounding farmlands to urban uses. (EIR376, p. V-72.)

EIR376 Mitigation Measures:

Mitigation Measure C.10-1 and C.10-2 are identified above in response 4.a).

Discussion of the proposed Project: The area to the west of the Project site is within the Winchester Hills Specific Plan No. 293, and is no longer being used as agricultural land. The Project site is bordered

by the Winchester Hills Specific Plan No. 293 to the west (primarily vacant land and open space), Newport Road and rural residences to the south, Highway 79 to the east, and Domenigoni Parkway and SP288A2 Planning Areas 1 through 6 to the north. (See **Figure 5– Surrounding General Plan Land Use Designations** and **Figure 6 – Surrounding Zoning Designations**.) There are no areas adjacent to the Project site that is currently in agricultural production. Therefore, as discussed in response 4.a), EIR376 Mitigation Measures C.10-1 and C.10-2 from not applicable to the proposed Project.

**Finding:** The Project’s potential impacts are less than those analyzed in EIR376. For reasons stated above, the Project’s potential impacts related to the conversion of farmland and agriculturally zoned property to non-agriculture uses are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376. Furthermore, Mitigation Measures C.10-1 and C.10-2 from EIR376 are no longer applicable to the proposed Project.

<b>AGRICULTURE and FOREST RESOURCES</b>				
Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>5. Forest</b>				
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 Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:** GP Figure OS-2, “Agricultural Resources”; RCLIS

**Findings of Fact:**

a) **EIR376 Conclusion:** Not analyzed in EIR376.

**EIR376 Mitigation Measures:** N/A

**Discussion of the proposed Project:** Implementation of the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land or timberland as there are no forest lands or timberlands in the vicinity of the Project site.

**Finding:** As there is no area zoned for forest land located on the Project site or within close proximity, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

b-c) EIR376 Conclusion: Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use, nor would it result in conversion of forest land to non-forest use as there is no forest land in the vicinity of the Project site.

Finding: As there is no forest land located on the Project site or within close proximity to the Project site, no impacts are anticipated. Therefore, no new or substantially increased significant impacts would result from the Project.

**AIR QUALITY**

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

Sources: EIR376; GP; 2016 AQMP; Project Description; SCAQMD; WEBB(a)

Findings of Fact:

a) EIR376 Conclusion: Significant and Unavoidable Impact. Project-specific and cumulative air quality impacts of SP288 were evaluated and determined to result in significant impacts upon regional air quality. (EIR376, pp. V-55 to V-56.) Substantial emissions will be produced by regional development and will exacerbate existing air pollution levels in the air basin. The existing pollution levels exceed

state and federal air quality standards, and the impact of emissions from regional development will significantly impact attainment of the state and federal standards. (EIR376, p. V-160–161) Therefore, it can be concluded that the regional impact of SP288 was not in conformance with the Air Quality Management Plan (AQMP). Air quality impacts associated with SP288 were considered significant and unavoidable and the Board of Supervisors (BOS) adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997.

*EIR376 Mitigation Measures:* Mitigation Measures C.6-1 through C.6-14, below, were identified to reduce air quality impacts from criteria pollutants during construction and operation; however, operational impacts remain significant. (EIR376, pp. V-55 to V-56.)

Standard Regulatory Requirements

*Mitigation Measure C.6-1* – To reduce construction-related air quality impacts, all provisions of County Ordinance No. 457 relating to construction activity will be enforced. (EIR376, p. V-55.)

*Mitigation Measure C.6-2* – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)

*Mitigation Measure C.6-3* – SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV. (EIR376, p. V-55.)

*Mitigation Measure C.6-4* – Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce trip making where feasible. Features of these plans may include, but are not limited to:

- Consideration of transit use incentives by employers to encourage public transit use by employees;
- Consideration of developing staggered work hours; and
- Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow. (EIR376, p. V-55.)

Measures Required by Specific Plan

*Mitigation Measure C.6-5* – The network of pedestrian and combination biking/pedestrian trails shown in the Specific Plan will be provided to encourage walking and biking for short-destination trips. (EIR376, p. V-49).

Additional Measures

*Mitigation Measure C.6-6* – To reduce construction-related air quality impacts, construction equipment shall be properly maintained and serviced to minimize exhaust emissions. (EIR376, p. V-49 – V-50.)

*Mitigation Measure C.6-7* – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-50.)

*Mitigation Measure C.6-8* – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-56.)

*Mitigation Measure C.6-9* – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-56.)

*Mitigation Measure C.6-10* – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-56.)

*Mitigation Measure C.6-11* – Major developers will work with the Riverside Transit Agency to establish new bus routes and stops to service new development within the Specific Plan area (EIR376, p. V-56).

*Mitigation Measure C.6-12* – Bus stops and/or bus shelters will be provided at the commercial center (EIR376, p. V-56).

*Mitigation Measure C.6-13* – All parking lots serving new development will be paved (EIR376, p. V-56).

*Mitigation Measure C.6-14* – Bicycle racks will be provided at the commercial center and neighborhood parks (EIR376, p. V-56).

*Discussion of the proposed Project:* The proposed Project is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) prepares the Air Quality Management Plan (AQMP) for the Basin. The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The existing GP land use designations of the SP288A2 site are Medium Density Residential (MDR), High Density Residential (HDR), and Open Space Recreation (OS-R). The estimated long-term criteria pollutant emissions generated from SP288A2 are either below applicable SCAQMD thresholds or are less than the emissions reported in EIR376. The Project proposes fewer dwelling units than the similar area within the SP288A2. Therefore, the Project's resulting impacts will be similar to those evaluated in EIR376. EIR376 Mitigation Measures C.6-1 through C.6-14 still apply to the proposed Project; however, EIR376 Mitigation Measure C.6-2 and Mitigation Measures C.6-6 through C.6-14 were revised in EIR376 Addendum No. 1, as seen below, to clarify how these measures are to be implemented. EIR376 Mitigation Measures C.6-7 through C.6-12 relating to fugitive dust from construction were consolidated and combined into Mitigation Measure C.6-2 in EIR376 Addendum No. 1 to clarify implementation and the language and intent of the measures:

*Mitigation Measure C.6-2* – To reduce construction-related fugitive dust emissions air quality impacts, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. and other dust control measures including, but not limited to:

- watering active sites three times daily,
- requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),
- requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches,
- suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,
- post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible,
- sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets,
- posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads,
- installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out,
- replacing ground cover in disturbed areas as quickly as possible, and
- paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

Mitigation Measure C.6-6 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

*Mitigation Measure C.6-6* – To reduce construction-related air quality impacts, the contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department

~~construction equipment shall be properly maintained and serviced to minimize exhaust emissions.~~

Mitigation Measure C.6-11 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

*Mitigation Measure C.6-11* – Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.

Mitigation Measure C.6-12 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

*Mitigation Measure C.6-12* – Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.

Mitigation Measure C.6-13 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

*Mitigation Measure C.6-13* – All parking lots serving new development will be paved. Proof of compliance shall be required prior to approval of the Plot Plan/Tract Map for individual implementing development projects.

Mitigation Measure C.6-14 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

*Mitigation Measure C.6-14* – Bicycle racks will be provided at the commercial center and neighborhood parks. Proof of compliance shall be required prior to approval of the Plot Plan for individual implementing development projects. The Plot Plan shall show bicycle parking stalls (areas).

*Finding:* The Project's potential impacts regarding conflicts with the existing 2016 AQMP are no more severe than those analyzed in EIR376. Therefore, impacts resulting from implementation of the Project are less than significant as no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- b) *EIR376 Conclusion:* Significant and Unavoidable Impact. Short-term impacts will result from SP288 construction activities. However, these impacts can be reduced to less than significant through mitigation and regulations. Long-term impacts were evaluated in terms of vehicle emissions and stationary emissions from electricity and natural gas usage. Long-term emissions of carbon monoxide (CO), reactive organic gases (ROG) (also known as volatile organic compounds (VOCs), and oxides of

nitrogen (NO<sub>x</sub>) from SP288 exceed the SCAQMD threshold levels and were considered significant (EIR376, p. V-55).

Mitigation Measures were incorporated, but cannot fully mitigate the impact and impact was considered significant and unavoidable. The BOS adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997. (EIR376, p. V-56)

*EIR376 Mitigation Measures:* Mitigation Measure C.6-1 through C.6-14, above, were identified to reduce the level of impacts, however, long-term air quality impacts remain significant (EIR376, p. V-56).

*Discussion of the proposed Project:* An Air Quality and Greenhouse Gas Impact Analysis was prepared by Albert A. Webb Associates in January 2012 (Appendix A) to analyze the potential criteria pollutant emissions generated by SP288A2. The area-specific evaluation demonstrated that, after the incorporation of Mitigation Measure **MM Air 1**, below, projected short-term emissions of NO<sub>x</sub> from construction of the SP288A2 are below applicable SCAQMD daily regional thresholds. This new Mitigation Measure was incorporated because EIR376 did not include quantitative NO<sub>x</sub> reductions associated the mitigation provided. Since the approval of EIR376 in 1997, new mitigation has become available to reduce the impacts of NO<sub>x</sub> from off-road construction equipment in the form of Tiered off-road engine standards. The Tier 2 requirements under **MM Air 1** one were not adopted by the California Air Resources Board until 2000. Thus, **MM Air 1** was infeasible to implement in EIR376. *CEQA Guidelines* section 15162(3)(c) allows for implementation of new mitigation that was infeasible at the time the previous EIR was certified. Additionally, the short-term emissions from SP288A2 did not exceed the applicable SCAQMD localized significance thresholds during construction without mitigation required. The Project proposes fewer dwelling units than the similar area within the SP288A2. Thus, the Project will not result in a short-term significant impact from Project construction.

**MM Air 1:** To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

Long-term emissions from SP288A2 were also evaluated and exceed the SCAQMD regional thresholds for VOC, NO<sub>x</sub>, and CO. However, these emissions are less than the emissions reported in EIR376. In addition, no CO hot spots are expected to occur as a result of SP288A2- generated traffic. Further, according to SCAQMD methodology, no long-term localized significance threshold analysis is required because SP288A2 does not include stationary sources or attract mobile sources that that may spend long periods of time idling at the site; such as warehouse/transfer facilities. The Project proposes fewer dwelling units than the similar area within the SP288A2, which results in fewer emissions.

*Finding:* The Project's potential impacts regarding air quality impacts are no worse than those analyzed in EIR376 and are in fact less severe. Therefore, no new or substantially increased significant effects result from the Project beyond those discussed in EIR376.



- c) *EIR376 Conclusion:* Significant and Unavoidable Impact. EIR376 concluded that the cumulative level of average daily pollutant emissions will remain significant and unavoidable after implementation of Mitigation Measures. The BOS adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997. (EIR376, p. V-56.)

*EIR376 Mitigation Measures:* Mitigation Measures H.1.C-1 through H.1.C-8, below, were identified to reduce the level of air quality impacts, however, impacts remain significant and unavoidable (EIR376, pp. V-161–162).

*Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development projects. Applicable programs and regulations will include:*

*Mitigation Measure H.1.C-1 – SCAQMD Regulation XV to achieve vehicle trip reduction for businesses. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-2 – Future County-sponsored Air Pollution Mitigation Fee program for projects inconsistent with regional growth policies. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-3 – Alternative work schedule programs for new businesses. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-4 – Incorporation of transit stops and park-and-ride facilities in major land use projects. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-5 – Prohibition of on-street parking in congested areas. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-6 – Incorporation of bicycle paths into major land use developments. (EIR376, p. V-161.)*

*Mitigation Measure H.1.C-7 – Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips. (EIR376, p. V-162.)*

*Mitigation Measure H.1.C-8 – Energy conservation and reduction as required by building regulations and other County ordinances. (EIR376, p. V-162.)*

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

The air quality analysis (WEBB(a)) concluded that, after the incorporation of Mitigation Measures, projected short-term emissions from construction of SP288A2 are below applicable SCAQMD daily regional thresholds. However, as the operational emissions from the Project for VOC, NO<sub>x</sub>, and CO will exceed SCAQMD operational thresholds, SP288A2's incremental contribution to criteria pollutant emissions for which the region is non-attainment, is considered to be cumulatively considerable. The Project proposes fewer dwelling units than the similar area within the SP288A2, which results in fewer emissions.

The above Mitigation Measures contained in EIR376 (Mitigation Measures H.1.C-1 through H.1.C-8) that relate to General Plan Policies are no longer applicable to the proposed Project because the County adopted an updated Air Quality Element as part the 2015 General Plan. Section II.G, above, discusses the Project's consistency with the 2015 General Plan.

Therefore, EIR376 Mitigation Measures H.1.C-1 through H.1.C-8 are hereby deleted (as represented by strikeout below), as they are no longer applicable to the Project (they were also deleted in Addendum No. 1 for the same reason – the County adopted an updated Air Quality element as part of the 2003 General Plan.

Mitigation Measures

~~Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development projects. Applicable programs and regulations will include:~~

~~Mitigation Measure H.1.C-1 – SCAQMD Regulation XV to achieve vehicle trip reduction for businesses;~~

~~Mitigation Measure H.1.C-2 – Future County-sponsored Air Pollution Mitigation Fee program for projects inconsistent with regional growth policies;~~

~~Mitigation Measure H.1.C-3 – Alternative work schedule programs for new businesses;~~

~~Mitigation Measure H.1.C-4 – Incorporation of transit stops and park and ride facilities in major land use projects;~~

~~Mitigation Measure H.1.C-5 – Prohibition of on-street parking in congested areas;~~

~~Mitigation Measure H.1.C-6 – Incorporation of bicycle paths into major land use developments;~~

~~Mitigation Measure H.1.C-7 – Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips; and~~

~~Mitigation Measure H.1.C-8 – Energy conservation and reduction as required by building regulations and other County ordinances~~

Finding: SP288A2's potential impacts are similar to those analyzed in EIR376 because SCAQMD operational thresholds are exceeded for VOC, NO<sub>x</sub>, and CO (WEBB(a)). However, the concentrations of these pollutants are lower than those identified in EIR376. Impacts resulting from implementation of SP288A2 are cumulatively considerable and thus, significant and unavoidable. The Project, which is an implementing project of SP288A2, proposes similar development, but overall fewer dwelling units than the similar area within the SP288A2 site, which results in fewer emissions. However, the Project is anticipated to exceed the same SCAQMD operational thresholds. Therefore, because the threshold exceedances from the Project are the same as those analyzed in EIR376, no new or substantially increased significant impacts would result from the Project beyond those analyzed in EIR376.

d-e) *EIR376 Conclusion:* Not analyzed. Sensitive land uses such as hospitals, schools, playgrounds and recreational centers should not be located adjacent to heavy air pollutants such as freeways and heavy industrial land uses and should incorporate landscaped buffering and building siting to buffer these uses from heavy pollution source. (EIR376, p. V-47.) The SP288 project does not include the construction of any significant point source emitters, but does include construction of residential development. However, SP288 is not located in close proximity to an existing significant point source emitter.

*EIR376 Mitigation Measures:* Mitigation Measures C.6-1 through C.6-14, above, were identified to reduce the regional level of impacts, however, long-term regional air quality impacts remain significant (EIR376, p. V-56).

*Discussion of the proposed Project:* As described above under response 6.b), like SP288A2, the Project's short-term emissions would not exceed the applicable SCAQMD localized significance thresholds during construction without mitigation required. No long-term localized significance threshold analysis is necessary due to the nature of the Project. Furthermore, no CO hot spots are expected to occur as a result of Project-generated traffic. As such, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. And as outlined above SP288 and by extension SP288A2 are not located in close proximity to an existing significant point source emitter and therefore would not result in the construction of a sensitive receptor within one mile of an existing emitter.

*Finding:* The Project's potential impacts are no worse than those analyzed in EIR376. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

f) *EIR376 Conclusion:* Not analyzed in EIR376.

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* Common sources of odor complaints include sewage treatment plants, landfills, recycling facilities, petroleum refineries, and auto body shops.<sup>5</sup> Neither the Project nor the uses analyzed in EIR376 include any such uses. Therefore, operation of the Project will not create objectionable odors affecting a substantial number of people. It is anticipated that the Project presents the potential for generation of temporary objectionable odors in the form of diesel exhaust and/or asphalt paving during Project construction in the immediate vicinity of the Project site. Recognizing the short-term duration of construction, the proposed Project construction will not expose substantial numbers of people to objectionable odors.

*Finding:* Whereas no new sources of objectionable odors have been added since EIR376 was prepared, no new or substantially increased significant effects result from the Project.

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<sup>5</sup> California Air Resources Board, *Air Quality and Land Use Handbook: A Community Perspective*, April 2005. (Available at <http://www.arb.ca.gov/ch/landuse.htm>)

**BIOLOGICAL RESOURCES**

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

Sources: EIR376, MSHCP; ESI; RCIP Conservation Summary

Findings of Fact:

- a) *EIR376 Conclusion:* Compliance with adopted Habitat Conservation Plans (HCPs) was discussed in the cumulative impact analysis section of EIR376. Riverside County has initiated two long-range planning

programs aimed toward preserving sensitive habitat lands and species in the region. As described in Section C.11 of EIR376, the Riverside County Habitat Conservation Agency is currently participating with federal agencies in the preparation of a long-term Habitat Conservation Plan (HCP) for the SKR. The HCP will set aside permanent preserve areas for the species and will allow development to occur on occupied SKR habitat, provided developers pay established mitigation fees pursuant to Riverside County Ordinance No. 663. A planned Multi-Species Habitat Conservation Plan (MSHCP), also discussed in Section C.11, is aimed primarily at preserving coastal sage scrub habitat and protecting the California gnatcatcher. The program will identify important concentrations of gnatcatchers and habitat linkages. No timeline has been established for completion of baseline studies and preparation of the plan. (EIR376, p. V-175.)

On September 15, 1994, the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors approved an MOU that calls for inter-agency cooperation in the establishment of an MSHCP that is intended to be consistent with the provisions of an NCCP. Per the September 15, 1994 MOU, the County will not pursue a commitment to prepare an MSHCP until the long-term SKR HCP is approved. Approvals for the long-term SKR HCP are anticipated to be secured in December, 1995. At this writing, no preliminary or final MSHCP has been prepared. Until such a program is in place, however, individual development projects may reduce or fragment foraging area. Should a MSHCP be adopted, the developer may be required to participate in mitigation programs which could include land dedication, fee payments, off-site habitat purchase, or other measures. (EIR376, p. V-177.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: At the time the Environmental Assessment for EIR376 was prepared the Interim SKR HCP was in place. The final SKR HCP was approved in 1996. The proposed Project is not located within a core reserve of the SKR HCP. Payment of the SKR HCP mitigation fee, in accordance with Riverside County Ordinance No. 633, is all that is required for Project compliance with this plan.

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was not developed or adopted at the time the Environmental Assessment for EIR376 was prepared. In 2003, the County Board of Supervisors adopted the MSHCP. The purpose of the MSHCP is to conserve habitat for selected species throughout Western Riverside County. The MSHCP consists of several Criteria Areas and Cells that assist in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation in the MSHCP. In addition to Criteria Cell requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

As part of this IS, ESI prepared an updated general habitat assessment and MSHCP Consistency Analysis, along with focused burrowing owl and narrow endemic plant surveys for the Project site on September 27, 2017 (included as Appendix B).

The Project site is located within the Harvest Valley/Winchester Area Plan of the MSHCP. The County is a permittee of the MSHCP and is required to comply with the provisions of the plan. The Project site is not within an MSHCP Criteria Cell; thus, there are no specific conservation requirements for the Project site. Although the site is located outside a MSHCP criteria area, it must also be reviewed for consistency with additional MSHCP Objectives such as Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, habitat assessment for the burrowing owl (BUOW) and narrow endemic plant species (NEPS) (Section 6.3.2 – Additional Survey Needs and Procedures, and Section 6.1.3 – Narrow Endemic Plants, respectively).

ESI conducted General Habitat, Focused NEPS, and Focused BUOW surveys in June, July, and August of 2017, pursuant to Sections 6.3.2 and 6.1.3 of the MSHCP, as well as U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) guidelines.

Potential riparian-associated features, vegetation, hydrology, soils, and CDFW/USACE jurisdictional limits were generally evaluated. No MSHCP Section 6.1.2 habitats or other jurisdictional areas were recorded on site, so no further studies for these resources are required. (ESI, p. 10) Therefore, the Project is in compliance with MSHCP Section 6.1.2.

Certain parcels of the Project site are located in a Narrow Endemic Plant Species Survey Area requiring habitat assessments for Munz's onion (*Allium mumzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wrights trichocoronis (*Trichocoronis wrightii* var. *wrightii*). No narrow endemic plant species (Group 3, 6 species) were recorded on-site during the 2017 focused botanical surveys. Suitable habitat to support Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wrights trichocoronis is extremely limited or entirely absent. (ESI, p. 26-27.) Therefore, the Project is in compliance with MSHCP Section 6.1.3 due to the lack of suitable habitat.

The Project site is not located in a MSHCP criteria area (ESI, p. 4), and, in accordance with Section 6.1.4 (Urban/Wildlands Interface), the Project will comply with the MSHCP Urban/Wildlands Interface Guidelines to reduce and minimize impacts to adjacent habitats or MSHCP conservation areas where applicable. (EIS, p. 9, 29.)

The site is located within an area requiring habitat assessments for the western burrowing owl (*Athene cunicularia hypugeal* – BUOW) according to MSHCP Section 6.3.2 (Additional Survey Needs and Procedures). No direct BUOW observations or sign (feathers, pellets, fecal material, prey remains, etc.) were recorded during the August 2017 focused survey effort. However, due the presence of suitable BUOW habitat and the high occurrence potential on the Project site, preconstruction surveys would be required prior to any construction activities (ESI, p. 26). Prior to issuance of a grading permit, the Project developer is required to pay the regional impact MSHCP mitigation fee established by the Riverside County (Riverside County Ordinance 810). The MSHCP was adopted subsequent to preparation of the Environmental Assessment for EIR376, thus, the regulatory environment has changed since preparation of the Environmental Assessment for EIR376. As the County is a permittee of the MSCHP the Project must comply with all applicable requirements of the MSHCP, including a pre-construction presence/absence survey for burrowing owls. The conditions of approval that will be

issued for the project will include this requirement. Therefore, the Project complies with the provisions of MSHCP Section 6.3.2.

Consistency with MSHCP Section 7.5.3 (Construction Guidelines) and Appendix C (Standard Best Management Practices) will be achieved through implementation of BMPs identified in the National Pollution Discharge Elimination System (NPDES) permit during construction and the Preliminary Project-Specific Water Quality Management Plan (Santa Ana Watershed) and Project Specific Water Quality Management Plan (Santa Margarita Region) prepared for the Project. Therefore, the Project complies with the provisions of MSHCP Section 7.5.3 and Appendix C.

As required by the MSHCP, a biological assessment and focused surveys were completed by ESI for the Project site. See responses 7.b) through 7.g), below. The results concluded that impacts are less than significant. Additionally, the proposed Project demonstrates MSHCP consistency, and the MSHCP provides full mitigation under CEQA, National Environmental Policy Act (NEPA), California Endangered Species Act (CESA), and Federal Endangered Species Act (FESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with U.S. Fish and Wildlife Service (USFWS), CDFW, and/or any other appropriate participating regulatory agencies. (MSHCP, p. 6-3.) Therefore, conflicts with the provisions of an adopted HCP, NCCP, or other approved local conservation plan are less than significant.

*Finding:* Because the proposed Project would not conflict with any MSHCP policies and the Project developer will pay the MSHCP and SKR HCP fees, no new or substantially increased significant impacts would result from Project implementation.

*b-c) EIR376 Conclusion:* Less than Significant Impact. Development of SP288 will result in the loss of plant and animal life throughout of the project site. Twenty-three acres of natural open space will remain in its natural state to preserve native biological elements contained within the southwest portion of the project site. This 23.0 acre area largely contains the Riversidian Phase of Inland Scrub vegetation including the stands of Fallbrook Spineflower.

The proposed project will also eliminate the hilly areas within the central portion of the site but will maintain the more rugged slopes within the southwest corner. The only significant biological resources potentially impacted by this development scheme are the loss of raptor foraging habitat.

The project will not result in a "take" of any protected species, nor will it substantially reduce the habitat of any such species or interfere with wildlife movement. The loss of raptor foraging habitat due to proposed development is an adverse incremental regional impact, but is not a large enough regional loss to be considered significant. The project will not result in significant impacts on biological resources. (EIR376, p. V-74–V-75.)

*EIR376 Mitigation Measures:*

*Mitigation Measure C-11.1* - The southwestern natural area shall be fenced and access permitted from the adjacent residences only by way of defined, gated entrances and only along defined trails. Only pedestrian access will be permitted, not equestrian use nor

mountain bicycle, since these uses have the potential to degrade trails and interfere with pedestrian use. (EIR376, p. 72.)

*Mitigation Measure C-11.2* – No unleashed pets shall be allowed within natural areas. (EIR376, p. 72.)

*Mitigation Measure C-11.3* – Landscaping of residential lots and parks near or adjacent to natural areas will be reviewed to insure that no aggressive, non-native plant materials are introduced into the area. Of particular concern are perennial grasses which are becoming popular in naturalistic landscaping. (EIR376, p. 72.)

*Mitigation Measure C-11.4* – The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner’s Association or the Valley-Wide Parks and Recreation District. The natural open space within the Crossroads at Winchester Specific Plan shall likewise be maintained. (EIR376, p. 72.)

*Discussion of the proposed Project:* A biological assessment was conducted by ESI on September 27, 2017 for the Project site (ESI). ESI found no special-status plant species on the Project site (ESI, p. 18). There are a number of species that have a low or low-moderate occurrence potential in the site vicinity, but were not observed on site during the 2017 botanical surveys. (ESI, pp. 19-20.) A low level of occurrence generally corresponds to “less than significant” under CEQA. (ESI, p. 18) The loss of a relatively small number of these (potentially present) species would not likely amount to a measurable impact to the species within southern California or their overall range, nor reduce population size below self-sustaining levels on a local or regional basis. Site development would not be expected to eliminate significant amounts of habitat for special-status plant species because of long-standing anthropogenic disturbances (e.g., agriculture, discing) that is prevalent throughout much of the site. (ESI, p. 24.) Therefore, the Project impacts on special-status plant species are less than significant.

Six special-status wildlife species were directly observed on the Project site: coastal western whiptail (*Aspidoscelis tigris multiscutatus*), northern harrier (*Circus cyaneus*), loggerhead shrike (*Lanius ludovicianus*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), California horned lark (*Eremophila alpestris actia*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). (ESI, pp. 20-21.) Other potentially occurring special-status species with a moderate occurrence potential could be present on the Project site. However, these species were deemed by the USFWS to be too widespread and common to warrant listing as threatened or endangered, and as such, have no formal state or federal listing status. Individuals present within zones of direct development impacts would be displaced by construction activities. However, these species can occur with relatively high frequency and abundance, and are relatively widely distributed throughout southern California. Accordingly, the expected low number of individuals displaced within the relatively small areas of suitable habitat present on site would not likely constitute a significant adverse impact to these species on a local or regional basis, nor amount to a measurable impact to the species within southern California or their overall range. (ESI, p. 25.)



As outlined above under response 7.a), the Project is in compliance with the MSHCP which provides mitigation pursuant to CEQA, NEPA, CESA, and FESA. Thus, through compliance with the MSHCP, potential impacts to sensitive species are reduced to less than significant levels.

Special-status habitat, riversidean sage scrub (RSS), is present on-site that supports several special-status species. Impacts to RSS and those species associated with this sensitive habitat type would be mitigated through compliance with the MSHCP. (ESI, p. 24.) Therefore, impacts on special-status habitats are less than significant.

*Finding:* The MSHCP was developed to address and mitigate for project specific impacts to sensitive species and habitats as well as the cumulative loss of habitats and foraging areas throughout western Riverside County. The MSHCP was adopted subsequent to preparation of the Environmental Assessment for EIR376, thus, the regulatory environment has changed since preparation of the Environmental Assessment for EIR376. As the County is a permittee of the MSHCP the Project must comply with all applicable requirements of the MSHCP. Thus, the Mitigation Measures contained in EIR376 that relate to indirect impacts to wildlife and habitats in the open space areas of the Specific Plan (Mitigation Measure C.11.1, C.11.2, and C.11.3) are no longer applicable to the proposed Project. These mitigation measures were deleted (as represented by the strikethrough) when EIR376 Addendum No. 1 was adopted.

~~EIR376 Mitigation Measures:~~

~~Mitigation Measure C-11.1~~ – ~~The southwestern natural area shall be fenced and access permitted from the adjacent residences only by way of defined, gated entrances and only along defined trails. Only pedestrian access will be permitted, not equestrian use nor mountain bicycle, since these uses have the potential to degrade trails and interfere with pedestrian use.~~

~~Mitigation Measure C-11.2~~ – ~~No unleashed pets shall be allowed within natural areas.~~

~~Mitigation Measure C-11.3~~ – ~~Landscaping of residential lots and parks near or adjacent to natural areas will be reviewed to insure that no aggressive, non-native plant materials are introduced into the area. Of particular concern are perennial grasses which are becoming popular in naturalistic landscaping.~~

SP288A2 includes open space –conservation areas that will be maintained by a common entity or agency such as the CSA, Valley-Wide Recreation and Parks District, or similar public/private agency. The mitigation measure contained in EIR376 that relates to maintenance of the open space areas (Mitigation Measure C-11.4) was revised as follows when EIR376 Addendum No. 1 was adopted:

Mitigation Measure C-11.4: The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner’s Association or the Valley-Wide Parks and Recreation District. The ~~natural~~ open space-conservation areas within the Crossroads at Winchester Specific Plan shall ~~likewise~~ similarly be maintained as permanent open space under the control of Valley-Wide

Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.

As the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species, and/or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1. Compliance with the MSHCP reduces the impacts associated with the loss of foraging habitat from implementation of the Project to a less than significant level.

- d) EIR376 Conclusion: Less than Significant Impact. The project will not interfere with wildlife movement. The only significant biological resources potentially impacted by this development scheme are the loss of raptor foraging habitat. The loss of raptor foraging habitat due to proposed development is an adverse incremental regional impact, but is not a large enough regional loss to be considered significant. The project will not result in significant impacts on biological resources (EIR376, p. V-74.5).

EIR376 Mitigation Measures: As the project was determined to not interfere with wildlife movement no Mitigation Measures were identified for this topic in EIR376.

Discussion of the proposed Project: There is no suitable fish habitat within the proposed Project site. As discussed in item 7(a), above, according to the RCIP Conservation Summary Report Generator, the Project site is not within a special linkage area that would serve as a native resident migratory wildlife corridor. As previously discussed in response 7.a), the proposed Project demonstrates MSHCP consistency and the MSHCP provides full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with USFWS, CDFW, and/or any other appropriate participating regulatory agencies. (MSHCP, p. 6-3.) Therefore, through compliance with the MSHCP, potential impacts to native and migratory bird species will be reduced to less than significant.

Finding: The Project's potential impacts are less than those analyzed in EIR376. As the proposed Project site would not result in new impacts to migratory species, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

- e-f) EIR376 Conclusion: Not analyzed in EIR376. These two thresholds were not a part of the County's Environmental Assessment Standard Form when it was prepared for EIR376. However, in the Environmental Setting section of EIR376, related to Amphibians, "the dry nature of the majority of the property and the absence of any surface water on the site makes the probability of any resident amphibians extremely low. The presence of the Salt Creek Channel on the northern boundary suggests that some amphibian life could exist, such as Western Toad, Pacific Chorus Frog, and Western Spadefoot Toad, but is unlikely due to the highly disturbed nature of the channel" (EIR376, p. V-74.1). Thus, no surface water was identified on site at the time of preparation of EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: No evidence of any natural stream courses, riparian areas, or vernal pools were recorded on the Project site. No blue-line drainage occurs directly on-site. One erosional drainage occurs in the southwestern portion of the site. However, due to long-standing anthropogenic disturbances from agricultural activities, the drainage loses definition and is obscured, and is cut off from conveying any extensive flows. Accordingly, this feature does not have a significant nexus to navigable waters. Water does not remain long enough to develop and support wetland hydrology and/or hydrophytic vegetation characteristics. Habitat value is low due to the overall absence of riparian vegetation, lack of species diversity, and prevalence of non-native vegetation. The drainage does not support fish and/or aquatic life. Accordingly, this drainage would not be regulated by USACE and/or CDFW jurisdiction (ESI, pp. 25–26).

Therefore, the site does not contain any riparian habitat or other sensitive natural community or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) that would adversely be impacted by development of the site.

Finding: As the proposed Project site would not result in impacts to riparian, sensitive communities or federally protected wetlands, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project.

- g) EIR376 Conclusion: Not analyzed in EIR376. This threshold was not a part of the County's Environmental Assessment Standard Form when it was prepared for EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project will not conflict with any local policies or ordinances identified in the Harvest Valley/Winchester Area Plan of the General Plan. The Project will not conflict with local policies or ordinances that identify areas or habitats for conservation, preservation, or reservation. Additionally as discussed in item 7 (a), the proposed Project is in compliance with the MSHCP.

Finding: As the proposed Project site would not conflict with any local policies or ordinances protecting biological resources, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project.

**CULTURAL RESOURCES**

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

Sources: AEI; EIR376; GP FPEIR

Findings of Fact:

a-b) EIR376 Conclusion: No Impact: The Environmental Assessment prepared for EIR376 did not identify any potential impacts relating to historic resources. (EA p. 9)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The California Public Resources Code Section 5020.1(j), defines a "historical resource" as:

"includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, State *CEQA Guidelines* state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

The Project site is not identified on the County's "Historical Resources" map (County of Riverside GP, Figure OS-7) as an area of historical resource sensitivity. There are no listed properties on the National register of historic Places (NRHP); the Office of Historic Resources (California Office of Historic Preservation); California Department of Parks and Recreation: Historic Properties Directory, California Points of Historical Interest, California Historical Landmarks, and California Inventory of Historic Resources. (AEI, p. 36.) The Phase 1 Cultural Resources Investigation prepared for SP288A2 by Applied Earthworks Inc, January 2012 (AEI), found that there were no resources listed in the NRHP, and that there were no landmarks, or structures and/or features of historical interest that have been recorded previously within or immediately adjacent to the Project area. (AEI, p. 36.) Therefore, the Project would not impact above-ground historic resources as there are none present on the Project site.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. No new historical resources have been located on the Project site and the Project would not cause an adverse

change in the significance of a historical resource so no impacts are anticipated. Therefore, no new impacts or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

<b>CULTURAL RESOURCES</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>9. Archaeological Resources</b>				
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: AEI; AEI Phase II; EIR376

**Findings of Fact:**

a-b) *EIR376 Conclusion:* Less than significant With Mitigation Incorporated: The project site lies within a geologic formation known as the Southern California Batholith. Hills within the region are covered with granite boulder outcrops, which were frequently used in the prehistoric past for shelter, surfaces for rock art, and grinding surfaces for food preparation.

The earliest occupation of the Winchester area is thought to date back from 6,000 to 4,000 B.C. Two prehistoric ethnic groups, including the "Luiseño" and "Cahuilla," are known to have occupied the region. The name Luiseño identifies the cultural group who were under the control of the Spanish Mission San Luis Rey, and does not identify a specific ethnic or tribal group. The Cahuilla territory lies east of the Luiseño territory. While the habitation patterns of the two groups are broadly similar, sufficient differences in language, ritual observances and material culture exist to justify identification as separate entities. The archaeological record is the only source of information about the Luiseño and Cahuilla because both cultural groups had disappeared by the time their former territories came under the control of the United States.

Much more is known about the recent history of the region. The Winchester area was originally part of the Rancho San Jacinto land grant bestowed to Señor Don Jose Antonio Estudillo by Mexico in 1842. Odd portions were awarded in later years and the rancho became known as San Jacinto Viejo Y Nuevo. The eastern portion of the grant included the present communities of San Jacinto, Hemet, Valle Vista and Winchester. On September 9, 1850, California became the 31st state to be admitted to the union, leading to this area being declared government land available for homesteading.

Pleasant Valley was the first name applied to what is now Winchester. The community of Winchester traces its roots to 1879 with the arrival of the first known Anglo-Saxon settlers, Robert Kirkpatrick and his four sons from Tennessee. By 1880, Swiss emigrants Angelo Domenigoni and Gaudenzio Garboni began ranching south of the community. The population of Pleasant Valley continued to grow as the word of productive farming land spread. By 1880, a post office was established and mail was delivered three times a week by stage coach from San Diego. This post office, named the Rock House, was located on the Angelo Domenigoni Ranch south of the project site. Throughout the twentieth century, the Winchester area has remained predominantly rural. (EIR376, p. V-80.)

A cultural resource survey and impact assessment was conducted for the Specific Plan and included as a technical appendix to EIR376. The survey was based on a records check of archaeological files at the Eastern California Information Center (ECIC), University of California, Riverside and a field survey of the project area. The records search indicated that a northern portion of the Specific Plan was previously surveyed and two archaeological sites were identified (Riv-1163 and Riv-1418). In addition to these two sites, 11 new prehistoric sites (Win-222-through Win-222-11) and one archaeological historic site (Win-222-H-1) were discovered as a result of the field survey.

To determine impacts to cultural resources, the distribution of cultural resources sites was compared to the land use plan for the proposed project. All but site Win-222-10 are located in areas that will be graded for development. The grading will disturb the surface and subsurface deposits. The information about previous settlement patterns will be irretrievably lost during grading. This impact will be significant unless Mitigation Measures are implemented to record the on-site cultural resources. (EIR, pp. V-81–V-84.)

*EIR376 Mitigation Measures:*

*Mitigation Measure C.15-1* – Depending on the individual site qualities, the following mitigation programs shall be implemented by a professional archaeologist:

a. Riv-1163

Due to the fact that this site may have had pictographs (which have been removed), it may have served as a campsite and consequently has the potential for subsurface deposits. The bedrock grinding features shall be recorded using photography and mapping methods. The potential for subsurface deposits shall be investigated through excavation of three to five 1 x 1-meter test pits.

b. Riv-1418

The rock wall feature(s) shall be photographed and the spatial distribution of the features shall be mapped. No subsurface testing is warranted because these features are apparently historic.

c. Win-222-H-1

The quarry features shall be photographed and the spatial distribution of the features shall be mapped. In addition, historical survey shall be surveyed to identify information about local granite quarrying, techniques, purpose, and period.

d. Win-222-1, Win-222-2 and Win-222-3

The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

e. Win 222-4:

The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features in this area, camping or residential activities may have occurred regardless of the absence of surface artifacts. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1-meter test pits.

f. Win-222-5:

The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

g. Win-222-6 and Win-222-7:

The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features and the surface artifacts in this area, camping or residential activities may have occurred. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1-meter test pits on each site.

h. Win-222-8 and Win-222-9

The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

i. Win-222-1

The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features in this area, camping or residential activities may have occurred regardless of the absence of surface artifacts. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1 meter test pits (EIR376, p. V-83 – V-84).

*Mitigation Measure C.15-2* – Appropriate Indian tribes will be contacted prior to grading in any areas containing sensitive cultural resources. A mitigation plan shall be prepared incorporating the recommendations of appropriate Indian tribes. All mitigation cited in Mitigation Measure #1,<sup>6</sup> above shall be completed prior to the issuance of any grading permit on the property. (EIR376, p.V-84.)

*Mitigation Measure C.15-3* – All site records made pursuant to Mitigation Measure # 1 above shall be archived with an appropriate institution or Indian tribe for future use and study (EIR376, p. V-84).

Discussion of the proposed Project: A Phase 1 Cultural Resources Investigation was prepared for SP288A2 as part of EIR376 Addendum No. 1 in January 2012 by Applied Earthworks Inc. The Phase I investigation identified 35 documented cultural resources within SP288A2's Area of Potential Effects (APE). However, five of these resources (isolated artifacts 33-011260 through 33-011263, and CA-RIV-

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<sup>6</sup> Identified as Mitigation Measure C.15-1 in this Addendum and EIR376 Addendum No. 1.

5786 (the Salt Creek Burial) no longer exist within SP288A2's APE. Thus, 30 cultural resources are known to currently exist within the SP288A2 APE. These resources include five historical archaeological sites, three multi-component archaeological sites containing both prehistoric and historical constituents, and 22 prehistoric resources (20 prehistoric archaeological sites and 2 isolated prehistoric artifacts). (AEI, p. 66.)

Of the 30 cultural resources that are known to currently exist within the APE of SP288A2, the Phase I Cultural Resources Investigation recommended Phase II testing for 3 sites: Site 33007269/33007272 (CA-RIV 5793/5796<sup>7</sup>); Site 33-0011596 (CA RIV 6907/H); and CA RIV 8157. (AEI, p 70.)

Based on the recommendations of the Phase I Investigation, Applied Earthworks Inc. performed a *Phase II Archeological Testing and Evaluation* for five archeological resources (CA-RIV-5798H, -6907/H, -10231H, -10237H, and -10253); CA-RIV-005789 is within the Project site. The purpose of the Phase II study is to evaluate the significance of the five archaeological sites, and assess Project impacts to the sites if they meet the definition of a "historical resource" as provide by CEQA.

In addition, as part of the Phase II testing a cultural landscape context was developed to evaluate prehistoric archaeological resources in the Project area, resulting in the identification of the Soóvamay cultural landscape. The Phase II study concluded that the Soóvamay cultural landscape is considered a potential historical resource for the purpose of CEQA. (AEI Phase II, p. vii.)

The Phase II study also determined that CA-RIV-5798H did not appear to meet the criteria of evaluation and is recommended not eligible for listing on the CRHR, and thus does not constitute historical resources for the purposes of CEQA. (AEI Phase II, p. vii)

As part of the Phase 1 Cultural Resources investigation, the Native American Heritage Commission (NAHC) was contacted on November 28, 2011, for a review of the Sacred Lands File (SLF), to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity) are present within or adjacent to the Project area. The NAHC responded in November 2011, stating that no Native American cultural resources are known to exist within the immediate Project area; the NAHC requested that Native American individuals and organizations be contacted to solicit information and/or concerns regarding cultural resource issues related to the proposed Project. These individuals and organizations were contacted by letter on January 5, 2012.

Of the seven groups and/or individuals contacted, two responded with concerns. Both the Pechanga Band of Luiseño Indians and the Soboba Band of Band of Luiseño Indians are requesting full-time Native American monitors to be present during all ground disturbing activities associated with Project construction and implementation.

Because implementation of SP288A2 may impact cultural resources, EIR376 Addendum No. 1 concluded that, mitigation is required to reduce potential impacts to less than significant. EIR376

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<sup>7</sup> Previously recorded sites CA RIV 5793 and 5796 were actually found to be components of a much larger prehistoric site complex, and, so, these two sites were combined as CA-RIV-5793/5796 and have since been assigned new permanent numbers (33-020292, CA-RIV-10253). For consistency with Eastern Information Center current standards, this site will be referred to as 33-020292 throughout this document.



Based on the analysis and information contained in the Phase I Cultural Resources Investigation and Phase II Testing and Evaluation, EIR376 Addendum No. 1 replaced EIR376 Mitigation Measures C.15-1 to C.15-3 (identified above) with the revised mitigation measures **MM Cultural 1** through **MM Cultural 5**, below.

**MM Cultural 1** – Concurrent with the submittal of each tentative tract map, which shall provide the final contours of grading for the applicable development phase, if a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 will be disturbed by grading, the feature shall be further documented and/or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-5H, 15H and CA-RIV-5798H. Such documentation/research shall be submitted to the County with the application for the tentative tract map.

**MM Cultural 2**– 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 mitigation 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 or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results.

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.

**NOTE:**

- The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process.
- This agreement shall not modify any approved condition of approval or Mitigation Measure.

**MM Cultural 3** – Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist's requirements for such reports. The 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. Provided the report is adequate, the Planning Department shall clear this condition.

**MM Cultural 4** – The developer/permit holder or any successor in interest shall comply with the following codes for the life of this Project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in coordination with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

**MM Cultural 5** – The developer/permit holder or any successor in interest shall comply with the following for the life of this Project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archeologist to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery.
- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

The mitigation measures revised by EIR376 Addendum No. 1 have the same intent as the Mitigation Measures in EIR376 and amplify the actions to be taken with regard to specific resources.

Subsequent to approval of SP288A2, certain sites were impacted by the widening of SR 79 and construction of a basin at the northwest corner of Winchester Road/SR 79 and Newport Road. Those projects were constructed by others.

As part of preparation of TR37119, the landowner has consulted with the County and the Pechanga Band to reduce impacts to several sites through engineering redesign. Sites CA-RIV-006907 and CA-RIV-010235 are being avoided as a result of redesign; therefore EIR376 Addendum No. 1 mitigation measures **MM Cultural 6** and **MM Cultural 7** are not applicable to the proposed Project.

**CA-RIV-6907/H (33-011596)**

CA-RIV-6907/H is recommended eligible for listing under Criterion 1, both individually and as a contributor to a cultural landscape for its association with events that have made a significant contribution to the broad patterns of prehistory. The historic component of CA-RIV-6907/H does not contribute to its historic significance and will require no further management. Therefore, the following Mitigation Measure is specifically for the prehistoric component of CA-RIV-6907/H.

**MM Cultural 6** — If avoidance of this significant historical resource is not feasible, efforts must be made to capture the historical significance of this site and its contribution to the cultural landscape. A historical resource mitigation plan shall be developed in consultation with Pechanga and the Soboba Band of Luiseño Indians. Such a plan should include, at a minimum, the following measures:

- Full documentation of the bedrock milling features that will be impacted during project construction, through photographs and detailed sketch drawings;
- Full documentation of site viewshed through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak);
- Documentation of the nightscape from CA-RIV-6907/H through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak);
- The site should be made accessible to Native American groups who wish to visit the site for cultural, historical, or other purposes prior to Project construction;
- Ethnographic research on subsistence-based procurement and processing tasks, the Sóovamay cultural landscape, and cultural transmission of social history. Research should be a combined effort between the Native American community and cultural anthropologists and include independent and coordinated research efforts to allow anthropological and Native perspectives to be documented;

- Preparation of a report that documents site features, viewshed analysis, and the results of ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.

**CA-RIV-10253 (33-020292)**

**MM Cultural 7** – If avoidance of this significant historical resource is not feasible, efforts must be made to capture the historical significance of this site and its contribution to the cultural landscape. A historical resource mitigation plan shall be developed in consultation with Pechanga and the Temecula Band of Luiseño Indians and the Soboba Band of Luiseño Indians. Such a plan should include, at a minimum, the following measures:

- Data recovery through a reanalysis of artifact collection made by CRM TECH to correct for demonstrated inaccuracies, and additional special studies to determine site chronology;
- Full documentation of the bedrock milling features that will be impacted during project construction, through photographs and detailed sketch drawings;
- Full documentation of site viewshed through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak) that may be visible from the site;
- The site should be made accessible to Native American groups who wish to visit the site for cultural, historical, or other purposes prior to Project construction;
- Ethnohistoric, ethnographic, and archaeological background research on the site and its place within the Sóovamay cultural landscape, including review of any documents or collections associated with CA-RIV-10253 on file at the San Bernardino County Museum or other museums; and
- Preparation of a report that documents site features, viewshed analysis, and the results of artifact reanalysis, ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.

**Sóovamay Cultural Landscape**

**MM Cultural 8** – If avoidance of contributing elements to this significant historical resource is not feasible, the mitigation efforts described below would adequately mitigate significant impacts to the Sóovamay cultural landscape.

- Ethnographic research on subsistence-based procurement and processing tasksapes, the Sóovamay cultural landscape, and cultural transmission of social history. Research should be a combined effort between the Native American community and cultural anthropologists and include independent and coordinated research efforts to allow anthropological and Native perspectives to be documented;

- Preparation of a report that documents site features, viewshed analysis, and the results of artifact reanalysis, ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.

Construction of TR37119 will impact all or a portion of 14 sites. However, impacts to these sites will be reduced to less than significant with implementation of Mitigation Measures EIR376 Addendum No. 1 **MM Cultural 2** through **MM Cultural 6**.

Mitigation Measure MM Cultural 1 as approved by EIR376 Addendum No. 1 requires documentation for any resource identified in the Phase 1 Cultural Resources Investigation that will be disturbed by grading. As adopted by EIR376 Addendum No. 1, Mitigation Measure **MM Cultural 1** requires documentation of any resource that will be disturbed by grading concurrent with the submittal of tentative tract maps that provide the final contours of grading. Because tentative tract maps do not show conceptual contours and the final contours may be several feet different, different, **MM Cultural 1** is being revised as follows:

**MM Cultural 1** – ~~Concurrent with the submittal of each tentative tract map, which shall provide the final contours of grading for the applicable~~ Prior to issuance of a grading permit for any development phase, that will disturb if a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 ~~will be disturbed~~ by grading, the feature shall be further documented and/or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-5H, 15H and CA-RIV-5798H. Such documentation/research shall be submitted to the County with the application for the ~~tentative tract map~~ grading permit.

Because the intent of mitigation measure **MM Cultural 1** is to evaluate a resource prior to its being disturbed, the clarification of when documentation is to occur, i.e., when final grading contours are known and before disturbance occurs fulfills the intent of **MM Cultural 1** as adopted by EIR376 Addendum No. 1.

In addition to implementing mitigation measures **MM Cultural 1** as revised herein, and **MM Cultural 2 through MM Cultural 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1, the Project will also comply with the following conditions of approval:

**10.PLANNING 027:** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance,

etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\*A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**60.PLANNING 027:** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

**60.PLANNING 028:** PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as for the treatment of potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall include detailed information on, but shall not be limited to, the following:

Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measures to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations will vary based on the rate of excavation, the materials excavated, and the

presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity training (training) for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated

maps using sub meter GIS technology to document the new location of each feature shall be prepared. All relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the project archaeologist shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s). Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, with the exception of sacred items, burial goods, and Human Remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and certain procedures shall be followed. All archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for permanent curation at the Western Center. Evidence of curation shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.

**70.PLANNING 002:** PRIOR TO GRADING PERMIT FINAL: A Phase IV Cultural Resources Monitoring Report shall be prepared for all ground disturbing activities associated with this grading permit. This report shall follow the County of Riverside Planning



Department's Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include documentary evidence of the required pre-grade cultural sensitivity training, documentary evidence of all feature relocations, results of all residue analysis and site/feature testing that may have been performed, and documentary evidence of all materials accessioned to the Western Center. In the event this project is phase-graded, a Phase IV report shall be required prior to grading final for each grading permit for each phase of grading. Each subsequent grading permit Phase IV report shall add onto the previous Phase IV report with the accumulated information for the current grading permit Phase IV information/documentation. Hence, the final-phase-of-grading Phase IV report will represent a comprehensive report containing the collection of data, documentation and analysis of all cultural resources monitoring activities performed for this project development.

Thus, with implementation of mitigation measures **MM Cultural 1** as revised herein, and **MM Cultural 2 through MM Cultural 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1, Project impacts with regard to cultural resources will be less than significant.

*Finding:* Implementation of the Project would have the same if not less of an impact than the original SP288. As an implementing project under SP288A2, TR37119 has been redesigned to avoid certain sites. Furthermore, Mitigation Measures **MM Cultural 2 through 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1 and MM Cultural 1 as revised above, outline avoidance and the requirements if significant archaeological resources cannot be avoided. With implementation of these mitigation measures, impacts to archaeological resources remain less than significant. Therefore, no new impacts or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* Less than significant. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety Code (CHSC) require that the Riverside County Coroner's Office be contacted within 24 hours and all work shall be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the County and Project developer shall comply with the requirements of Public Resources Code (PRC) Section 5097.98, as amended and the following condition of approval:

**10.PLANNING.26:** If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native

American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: "The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: "Record the site with the commission or the appropriate Information Center. "Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land

development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Potential impacts with respect to disturbing human remains will be less than significant with adherence to these existing laws and codes and condition of approval 10.PLANNING.26.

Finally, the State of California Governor’s Office of Planning and Research developed guidelines in order to provide guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of local general plans or specific plans (defined in Government Code §65450 et seq.). Senate Bill 18 (SB 18) requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. Pursuant to the provisions of SB 18, applicable tribes of the proposed Project were contacted in accordance with the requirements of SB 18.

Finding: Through adherence to the regulatory requirements stated above, impacts to human remains are less than significant. No new or substantially increased significant impacts would result from implementation of the Project.

d) EIR376 Conclusion: Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no known or documented religious or sacred uses within the Project site (AEI p. 44).

Finding: The Project’s potential impacts are no different than those analyzed in EIR376 as there are no known religious or sacred uses within the potential impact area. Impacts resulting from implementation of the Project are less than significant. Thus, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

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

Sources: AEI; EIR376; RCLIS

Findings of Fact:

- a) EIR376 Conclusion: Less than Significant Impact with Mitigation: The substrate for the entire project area is formed by two geologic units: Intrusive Igneous Rocks of the Southern California Batholith and Alluvium. Most of the site, particularly the low slopes, is covered with a veneer of topsoil up to several feet thick which has developed in situ from the underlying alluvium. (EIR376, p. V-81.) The paleontological study for the project site indicates that the potential for fossils to occur in the intrusive igneous rock or alluvium is very low. As a result, development of the project site will not disturb any important fossils and will not result in significant impacts to paleontological resources. (EIR376, p. V-85.)

EIR376 Mitigation Measures:

*Mitigation Measure C.15-4* – For any grading activity that involves excavation below a depth of five feet from natural grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities.

If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation.

The qualified monitor is empowered to temporarily halt or divert grading equipment to allow removal of abundant or large specimens. (EIR376, pp. V-84–V-85.)

Discussion of the proposed Project: Portions of the Project site are within an area designated as having a high potential/sensitivity for paleontological resources in the GP. The “High Potential” category indicates that paleontological resources have been determined to be present or are likely to be present. Geologic Units assigned to this category have a high potential for significant nonrenewable vertebrate, invertebrate, marine or plant fossils. Sedimentary rock units in this category contain a relatively high density of recorded fossil localities, have produced fossil remains in the vicinity and are very likely to yield additional fossil remains. High Potential Areas are then mapped as either “High A” or “High B”. The proposed Project site is mapped as “High B,” indicating there is a sensitivity based on the occurrence of fossils at a specified depth below the surface which are likely to be encountered at or below 4 feet of depth and may be impacted during excavation by construction activities (RCLIS).

Riverside County General Plan policy (OS 19.9) requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities and be granted certain authority for carrying out appropriate protocol. Therefore, impacts will remain less than significant.

*Finding:* The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

**GEOLOGY AND SOILS**

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

Sources: EIR376; GP Figure S-2, “Earthquake Fault Study Zones”; RCLIS; Garrett; Petra 2012; Petra 2017

Findings of Fact:

a- b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. No faults have been identified on the project site. Thus, the site is not located within an Alquist-Priolo Special Studies Zone or a County Fault Hazard Zone (EIR376, p. V-16). Implementation of The Crossroads in Winchester Specific Plan could result in significant hazards caused by seismic conditions. Ground shaking and liquefaction from seismic activity could endanger property and human life. However, with implementation of the required Mitigation Measures, impacts related to seismic hazards will be reduced to less than significant. (EIR376, p. V-18)

*EIR376 Mitigation Measures:*

Standard Regulatory Requirements

*Mitigation Measure C.1-1* – All buildings shall be designed and constructed in accordance with the County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the Uniform Building Code shall be followed for building design, unless otherwise specified by the County Department of Building and Safety. (EIR376, p. V-18)

*Mitigation Measure C.1-2* — Pursuant to General Plan policy, detailed geotechnical reports shall be prepared for specific development projects within The Crossroads in Winchester Specific Plan Area. The ground shaking potential, groundwater levels, and areas prone to liquefaction shall be evaluated in the detailed geotechnical reports. These reports shall be

prepared when tentative maps and development applications are submitted to the County. (EIR376, p. V-19)

Additional Measures

*Mitigation Measure C.1-3* – According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas 1, 2, and 3. For these areas, and as required by the County geologist, the project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist. (EIR376, p. V-19)

*Mitigation Measure C.1-4* – All grading plans for Specific Plan development projects shall be reviewed by the County Geologist to ensure that adequate measures are implemented to eliminate liquefaction and ground shaking hazards. (EIR376, p. V-19)

Discussion of the proposed Project: The proposed Project will occupy the same area and utilize the same (if not better) building standards analyzed in EIR376 and Addendum No. 1. The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. The Project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone (RCLIS). The closest known faults are the Anza segment of the San Jacinto fault (Type A fault) located approximately 9.9 miles to the east of the Project site and the San Jacinto Valley segment of the San Jacinto fault (Type B fault) located approximately 9.3 miles to the east of the Project site (Garrett p. 9). The proposed Project would implement all requirements of the current edition of the California Building Code (CBC), Uniform Building Code (UBC) and recommendations contained in the Geotechnical Response prepared by Petra Geosciences Inc. (Petra), which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions. Furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage.

A Geotechnical Investigation Report was prepared by the Garret Group, LLC dated December 21, 2001, (Garret) covering the original 222 acre SP288 boundary. On January 17, 2012, in compliance with Mitigation Measure C.1-2, a Geologic Update of the Geotechnical Investigation Report was prepared by Petra, which confirmed the applicability of current site conditions with respect to those previously reported, and amended the geotechnical map to include the entire 243 acre SP288A2 area. On September 5, 2015, as required by Mitigation Measure C.1-2, Petra prepared a Geotechnical Response to update the two previous Geotechnical Reports for proposed TR37119).

The Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, Inc., and the Geotechnical Response prepared by Petra Geotechnical, Inc. confirm the findings of EIR376; there are no active or potentially active faults that project through or toward the Project site, and the Project site does not lie within an Alquist-Priolo Earthquake Fault Rupture Hazard Zone.

Mitigation Measures C.1-1, C.1-2, and C.1-4 still apply to the proposed Project regarding seismic activity that could endanger human life. Mitigation Measure C.1-3 was revised as part of EIR376 Addendum No. 1 as follows:

*Mitigation Measure C.1-3* – According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas ~~1, 2, and 3~~ 1 through 7, 9, and 12. For these areas, and as required by the County geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist. (EIR376 Addendum No. 1, p. 67.)

*Finding:* With implementation of EIR376 Mitigation Measures C.1-1, C.1-2, C.1-4 and C.1-3 as revised in EIR376 Addendum No. 1, along with requirements of the CBC, UCB, and the Geotechnical Response for TR37119, potential impacts are less than significant. Thus, the Project's potential impacts are no different from those addressed in EIR376. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

<b>GEOLOGY AND SOILS</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>12. Liquefaction Potential Zone</b>				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; GP Figure S-3, "Generalized Liquefaction"; RCLIS; Garrett; Petra 2012; Petra 2017

**Findings of Fact:**

a) *EIR376 Conclusion:* Less than Significant with Mitigation. Portions of the site are subject to liquefaction hazards. In the absence of specialized construction techniques, any structure built in these areas could collapse due to soil failure during an earthquake. Potential impacts to property and public safety are considered potentially significant. Per County policy, site developers will be required to correct adverse soils conditions and guard against liquefaction hazards in the design of all structures. Current County construction policies and practices, if properly implemented, can reduce potential liquefaction hazards to less than significant levels. (EIR376, p. V-18.)

*EIR376 Mitigation Measures:*

Mitigation Measures C.1-1 and C.1-2, identified above in response 11.a-b) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-19.)

*Discussion of the proposed Project:* Liquefaction is a phenomenon where earthquake induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. In order for liquefaction to occur, three criteria must be met: underlying loose, coarse-grained (sandy) soils, a groundwater depth of less than about 50 feet, and a nearby large

magnitude earthquake. Shaking causes the soils to lose strength and behave as a liquid. According to the supplemental Geologic Update prepared by Petra Geotechnical, Inc. areas of potentially liquefiable soils have been identified on the site, specifically the low-lying alluvial deposits at the northeastern corner of the SP288A2 project site, in PA 9. PA 9 is a remainder parcel in TR37119, and as such is not a part of the Project evaluated in this Addendum. Although some alluvium is present within the northern on-site portion of the Project site adjacent to PA 9, it was found to be generally dense below 5 feet with in-situ dry density values on the order of 120 to 124 pounds per cubic foot. Additionally, this alluvium is underlain by hard granitic bedrock at depths on the order of 18 to 20 feet below grades. Minor groundwater was encountered in this area perched on the underlying bedrock contact. In view of the uniformly high density of the alluvium, recommended remedial grading and shallow depth to hard bedrock, the potential for manifestation of liquefaction induced features and dynamic settlement is anticipated to be very low. (Petra 2017, p. 2.) Project structures will be constructed in accordance with the provisions of the CBC, UBC, and the recommendations contained in the Geotechnical Reports as revised by the Geotechnical Response to reduce loss due to seismic-related ground failure.

**Finding:** The Project’s potential impacts are no different than those analyzed in EIR376 as the potential for liquefaction has previously been analyzed. With implementation of Mitigation Measures C.1-1, C.1-2, C.1-3 (as revised by EIR76 Addendum No. 1) and C.1-4, the Geotechnical Recommendations (**Appendix C.2**), applicable to TR37119, and the Geotechnical Response (**Appendix C.3**), no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

<b>GEOLOGY AND SOILS</b>	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>13. Ground-shaking Zone</b>				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; GP Figure S-2, “Earthquake Fault Study Zones”; Garrett; Petra 2012; RCLIS; Petra 2017

**Findings of Fact:**

a) **EIR376 Conclusion:** Less than Significant Impact with Mitigation Incorporated. The project site is not within an Alquist-Priolo Special Studies Zone, but is within Ground-shaking Zone III (on a scale of I to V, with V representing the most intense ground shaking). The Seismic Safety component of the County General Plan outlines land use suitability criteria for the various ground shaking zones. Most urban uses can safely be located within Zone III, provide proper seismic engineering techniques are incorporated into building design and construction. (EIR376, p. V-16.)

**EIR376 Mitigation Measures:** Mitigation Measures C.1-1 and C.1-2, identified above in response 11.a-b) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-19.)

**Discussion of the proposed Project:** As previously discussed in response 11. a-b), Southern California is a seismically-active region. Due to the Project site’s proximity to a known fault, strong ground shaking



resulting from earthquakes may occur during the lifetime of the Project. The Project will be constructed in accordance with the requirements of the CBC, UBC, the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, the Geotechnical Response prepared by Petra Geotechnical (which were prepared in compliance with Mitigation Measure C.1-2) and Mitigation Measure C.1-1 to ensure impacts remain less than significant.

*Finding:* With implementation of Mitigation Measures C.1-1 and C.1-2 identified in EIR376, the Project’s potential impacts related to ground shaking are no different from those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impact would result from the Project beyond those discussed in EIR376.

<b>GEOLOGY AND SOILS</b>	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>14. Landslide Risk</b>				
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"/>

Sources: EIR376; GP Figure S-5, “Regions Underlain by Steep Slope”; RCLIS; Petra 2017

Findings of Fact:

- a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Earthquakes cause other hazards in addition to the direct effects of ground shaking. When the earth shakes, landslides and liquefaction can occur where suitable conditions exist. Landslides may result on steep slopes with loose materials. (EIR376, p. V-16.)

Substantial grading will be required to provide a landform that will accommodate the planned development. Hilly areas will be leveled to allow construction of the medium density residential uses, the parks, and the commercial center. Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes. (EIR376, p. V-23.)

*EIR376 Mitigation Measures:* Mitigation Measures C.2-1 through C.2-14 shown below in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-16.)

*Discussion of the proposed Project:* The supplemental Geologic Update prepared by Petra Geotechnical states that the topography of the site yields a potential for rockfall and debris flow emanating from the

natural granite slopes in the southwest portion of the site which expose rock outcrops. Where the development creates lots adjacent to these ascending natural slopes, alleviation of rockfall and debris flow is anticipated. The geologic map in the Geotechnical Investigation Report prepared by the Garret Group, LLC notes the locations of recommended concrete deflector walls. In addition, other methods are available, such as earthen berms and other forms of engineered rockfall barriers; however the specific approach will be addressed in concert with the grading plan design. The Geologic Response for TR37119 provides detailed foundation design options and recommendations for the proposed Project.

**Finding:** With implementation of Mitigation Measures C.2-1 through C.2-14, the Geotechnical Recommendations (Appendix C.2), and the Geotechnical Response (Appendix C.3) applicable to the Project, potential impacts with regard to landslide risk are no different from those analyzed in EIR376 and EIR376 Addendum No. 1. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

<b>GEOLOGY AND SOILS</b>	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>Would the project:</b>				
<b>15. Ground Subsidence</b>				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: GP Figure S-7, “Documented Subsidence Areas”; RCLIS; Petra 2017

**Findings of Fact:**

- a) **EIR376 Conclusion:** Less than Significant Impact. EIR376 does not identify any geologic units or soils within the project site boundary that are unstable and would result in subsidence. (EIR376, pp. V-20–V-24)

**EIR376 Mitigation Measures:** N/A

**Discussion of the proposed Project:** Subsidence is the compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. The General Plan indicates that SP288A2 is within an area susceptible to subsidence; however, it is located outside of a Documented Subsidence Area. Subsidence may occur if the groundwater level substantially decreases. The Project site would be constructed in accordance with the requirements of the UBC, CBC, the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, and the Geotechnical Response prepared by Petra Geotechnical.

**Finding:** There are no new impacts from the Project than were analyzed in EIR376. The Project will still be required to be in compliance with current UBC and CBC and project specific geotechnical

investigations and recommendations. Therefore, no new or substantially increased significant impact would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>16. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; EIR521, HVWAP Figure 11, "Flood Hazards"; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact. EIR376 does not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard. (EIR376, pp. V-20–V-24)

*EIR376 Mitigation Measures:* EIR376 does not identify Mitigation Measures relating to other geologic hazards.

*Discussion of the proposed Project:* There are no volcanoes in the vicinity of the proposed Project site. With regard to seiche hazards, the nearest body of water in proximity to the Project site with the potential for seiche is Diamond Valley Reservoir. However, this facility has been engineered to reduce seiche risks and includes public lands along its shore, which provides an additional layer of protection from localized flooding. (EIR521, pp. 4.11-4.47.) Thus, impacts with regard to seiche hazards are less than significant.

The northern portion of the Project site is within the dam inundation area of the Diamond Valley Reservoir . (HVWAP, Figure 11.) However, the Diamond Valley dams have been have been deisgned to withstand seismic and flooding episodes. Thus, impacts with regard to flooding from dam inundation are less than significant.

Mudflow may be a hazard in areas that are on or below a steep or unstable slope; within a steep-sided canyon; within an area with flashflooding potential; or, in an area denuded of vegetation by recent wildfire, particularly if any of the other factors also occur. (EIR521, pp. 4.11-4.47.) Given the location of the Project site, impacts from mudflow are less than significant.

*Finding:* The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

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

Sources: EIR376; GP Figure S-4, “Earthquake Induced Slope Instability Map” and Figure S-5, “Regions Underlain By Steep Slopes”; Ord. 457; Garrett, Petra 2012; Petra 2017

**Findings of Fact:**

- a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The topography of the SP288 project site varies from the flat valley floor of Salt Creek in the northern and western portion, to rolling hills with gentle to steep slopes in the southwestern portion. Elevations range from a low of 1,440 feet to above 1,740 feet. The site is largely flat, with a range of hills covering the southern end and a knoll protruding at the northern end. Slope analysis indicates that approximately 64 percent of the site acreage contains zero to eight percent slopes, approximately 14 percent contains nine to 15 percent slopes, while ten percent contains 16 to 25 percent slopes, with the remaining 12 percent of the site consisting of slopes 25 percent or greater. (EIR376, p. V-22.)

Substantial grading will be required to provide a landform that will accommodate the planned development. Hilly areas will be leveled to allow construction of the medium density residential uses, the parks, and the commercial center. In addition to constructing pads for the proposed uses, grading will be necessary to construct proper drainage and avert flooding problems.

Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes.

According to the Phase I Preliminary Geotechnical Investigation, no geologic conditions will cause hazards when the project site is graded and developed if appropriate earthwork measures are implemented. A variety of measures must be implemented to ensure slope stability, and minimize erosion and settlement.

*EIR376 Mitigation Measures:*

*Mitigation Measure C.2.-1* – Grading plans will be prepared and submitted for County review for individual development projects. All grading shall comply with the County requirements in effect when site-specific grading plans are submitted (EIR376, p. V-21).

*Mitigation Measure C.2-2* – All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement all the grading-related recommendations in the Preliminary Geotechnical Investigation (Phase I) in the EIR Technical Appendix, Appendix B (EIR376, p. V-21).

*Mitigation Measure C.2-3* – Prior to any development within any planning area of the Specific Plan, an overall conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each such planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations (EIR376, p. V-21).

*Mitigation Measure C.2.4* – Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust (EIR376, p. V-21 – V-22).

*Mitigation Measure C.2-5* – Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading (EIR376, p. V-22).

*Mitigation Measure C.2-6* – Grading work on the entire project site shall be balanced on-site whenever possible (EIR376, p. V-22).

*Mitigation Measure C.2-7* – The graded form shall reflect natural terrain in conference with General Plan slope grading practices (EIR376, p. V-22).

*Mitigation Measure C.2-8* – Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices." (EIR376, p. V-22)

*Mitigation Measure C.2-9* – All dwelling units shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and the Uniform Building code (EIR376, p. V-22).

*Mitigation Measure C.2-10* – All streets shall have a gradient not to exceed 15 percent (EIR376, p. V-22).

*Mitigation Measure C.2-11* – The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding (EIR376, p. V-22).

*Mitigation Measure C.2-12* – Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees (EIR376, p. V-22).1

*Mitigation Measure C.2-13* – The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties (EIR376, p. V-22).

*Mitigation Measure C.2-14* – Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained (EIR376, p. V-22).

*Discussion of the proposed Project:* The conceptual grading plan prepared in connection with TR37719 has been prepared in compliance with Ordinance No. 457 (Ord. 457), the UBC, and the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, the Geotechnical Response prepared by Petra Geotechnical, and EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, which were revised by EIR376 Addendum No. 1 as follows

*Mitigation Measure C.2-2* – All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement all the grading-related recommendations in the Preliminary Geotechnical Investigation (Phase I) in the EIR Technical Appendix, Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical. (EIR376 Addendum No. 1, p. 74.)

*Mitigation Measure C.2-10* – All streets shall have a gradient not to exceed ~~16~~ 15 percent. (EIR376 Addendum No 1, p. 74.)

*Finding:* The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, which were revised by EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Riverside County General Plan slope policies state that cut and fill slopes should be no steeper than 2:1, with heights generally no higher than ten feet. The height of a slope may only exceed ten feet upon approval of the County Engineer after a stability report prepared by a soils engineer shows that the proposed slopes will be safe. Road grades should generally not be greater than 15 percent but may exceed that if approved by the County Transportation Department. In addition, the General Plan requires that grading be limited to the amount necessary to provide for stable foundations for streets rights-of-way,

parking facilities, and other intended uses. Grading plans will be required prior to the issuance of grading permits. (EIR376, p. V-22.)

The Conceptual Grading Plan has been designed to balance grading cuts and fills, thereby eliminating the need for importing or exporting material. Any excess fill generated during early phases will be stockpiled for use in later phases. The flat and gently sloping area adjacent to Salt Creek will be raised above the existing floodplain elevation and will drain towards Salt Creek. Fill material resulting from the Salt Creek flood improvements will be placed in this area. A transition between the flatter northern portion and the steep hills will be provided by the gently rolling foothills in the central portion of the project site. This transitional area will be graded to be continuous with the planned northern elevation and blended to meet the steeper slopes in the open space area.

The proposed street grades within the project range between the County minimum of 0.5 percent to approximately 12.0 percent. The steeper street grades will be primarily constructed in the southern portion of the project area, while the more gently sloping street grades will occur in the northern portion of the project area near Salt Creek.

A variety of measures must be implemented to ensure slope stability, and minimize erosion and settlement. (EIR376, pp. V-22–V-23.)

EIR376 Mitigation Measures: Mitigation Measures C.2-1 through C.2-14 listed above in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-25.)

Discussion of the proposed Project: The Geotechnical Investigation Report prepared by the Garret Group, LLC, states that cut slopes anticipated throughout the Specific Plan are expected to be grossly stable to the maximum-anticipated height of 30 feet and at the maximum anticipated inclination of 2:1 (Garrett, p. 20). However, in-grading observation of individual cut slopes will be required by the Project engineering geologist to confirm favorable-geologic structure of the exposed bedrock. Fill slopes constructed with onsite soil and/or bedrock materials, will be grossly and surficially stable to height of 30 feet at a maximum inclination of 2:1 (Garrett, p. 21). The Project will be required to comply with the recommendations contained in the Geotechnical Investigation Report.

Finding: The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, as revised by EIR376 Addendum No. 1 (see response 17.a) above). Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

c) EIR376 Conclusion: Not analyzed in EIR376

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no known subsurface sewage disposal systems on the Project site. The Project site is currently vacant and will not impact subsurface sewage disposal on the Project site as none is known to exist.

**Finding:** Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

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

**Sources:** EIR376; Garrett, Petra 2012; WEBB (b); Petra 2017

**Findings of Fact:**

- a) **EIR376 Conclusion:** Less than Significant Impact with Mitigation Incorporated. A variety of measures must be implemented to ensure slope stability and minimize erosion and settlement. Unless appropriate measures are implemented, significant impacts to property and public safety may occur. (EIR376, p. V-23.)

High velocity winds are also known to occur in the area and may be another source of erosion. Soil erosion by wind is a short-term hazard that may occur during grading and construction on the site. The intensity of this impact will depend on the incidence and velocity of wind, the type of surface soils existing at a given site, and the amount of soil which will be disturbed by grading and other construction activities. Water stabilizers can be used during grading operations to reduce fugitive dust emissions by up to 50 percent. (EIR376, p. V-26.)

Based on the above information, the project will temporarily worsen the wind erosion and blowsand conditions in the vicinity during the construction period. Until SP288 is completely built out, new residents may be exposed to dust from on-going construction activities. (EIR376, p. V-27.)

**EIR376 Mitigation Measures:** Mitigation Measures C.2-1 through C.2-8, and C.2-13 through C.2-14, listed in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, pp. V-25–V-27.) In addition, the following Mitigation Measures were also identified to reduce the level of impacts to less than significant:

*Mitigation Measure C.6-2* – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)



*Mitigation Measure C.6-6* – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-56.)

*Mitigation Measure C.6-7* – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-55.)

*Mitigation Measure C.6-8* – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-55.)

*Mitigation Measure C.6-9* – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-55.)

*Discussion of the proposed Project:* Construction of the proposed Project could result in soil erosion and/or the loss of topsoil. However, as required by the Clean Water Act, this proposed Project will adhere to and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and implement an effective Storm Water Pollution Prevention Plan (SWPPP) during construction. Once construction is complete, the Project site will be landscaped and incorporate drainage features and BMPs as identified in the Conceptual Water Quality Management Plans (WQMPs) prepared for the Project (Appendix D.2) to minimize runoff and erosion.

*Finding:* The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-8, C.2-13, C.2-14, C.6-2, and C.6-7 through C.6-9, and mitigation measures C.2-2 as revised by EIR376 Addendum No. 1 (see response 17.a) above). EIR376 Addendum No. 1 deleted EIR376 Mitigation Measure C.6-6 was deleted and replaced it with revised mitigation C.6-2 as discussed in response 6.a).

Impacts resulting from implementation of the Project are less than significant as the Project would not result in substantial soil erosion or the loss of topsoil. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- b) *EIR376 Conclusion:* Less than Significant Impact. The soils at the project site were tested to determine the potential for expansion, and the results indicate that the potential for expansion is very low. (EIR370, p. V-20.)

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* The proposed Project is located within the same area as discussed/analyzed in EIR376.

*Finding:* The Project's potential impacts related to expansive soil are no different from those addressed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no

new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) EIR376 Conclusion: Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: No septic tanks or alternative wastewater disposal systems are proposed to be constructed as a part of this Project.

Finding: Impacts resulting from implementation of the Project are considered less than significant. No new or substantially increased significant impacts would result from the Project.

GEOLOGY AND SOILS	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>19. Erosion</b>				
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Sources: EIR376; Ord. 754; Petra 2017

Findings of Fact:

a-b) EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. Approximately 95 percent of the site drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. (EIR376, p. V-31–V-32) In addition, Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes.

**EIR376 Mitigation Measures:** Mitigation Measures C.2-1 through C.2-14 identified above in response 17.a) to reduce the level of impacts to less than significant (EIR376, pp. V-23–V-24).

**Discussion of the proposed Project:** The proposed Project incorporates drainage facilities, including water quality detention basins, so that the proposed Project will not directly modify a river, streambed or lake. Erosion from the site, both during construction and from runoff during operation, could be conveyed by the proposed storm drain system. In addition, the implementation of appropriate erosion control BMPs identified in the NPDES during construction and the WQMPs operational requirements as discussed in response 25.a) below, in addition to the adherence to applicable provisions of Ordinance No. 754 (Ord. 754), potential impacts to the modification of the channel of a river, stream, or lake bed are considered less than significant.

**Finding:** The Project’s potential impacts related to erosion are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-8, C.2-10 through C.2-14, and mitigation measures C.2-2 and C.2-10 as revised by EIR376 Addendum No. 1 (see response 17.a) above). Impacts resulting from implementation of the Project are less than significant as it would not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or increase water erosion either on or off site. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

<b>GEOLOGY AND SOILS</b>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

**Sources:** GP Figure S-8, “Wind Erosion Susceptibility Map”; Ord. 484; EIR376; Petra 2017

**Findings of Fact:**

a) **EIR376 Conclusion:** Less than Significant Impact with Mitigation Incorporated. The project site is presently used for dry farming. Agricultural areas on-site are covered by crops for most of the year and are only subject to wind erosion during initial planting months. Land not presently used for farming is rocky and mountainous, and is not significantly affected by wind erosion. The County Composite Environmental Hazards Map identifies areas that are subject to blowsand conditions, and indicates that the proposed project is not affected by these conditions. (EIR376, p. V-26.)

However, the project will temporarily worsen the wind erosion and blowsand conditions in the vicinity during the construction period. Until the project is completely built out, new residents may be exposed to dust from on-going construction activities. Therefore, short-term wind erosion impacts could be significant, but will be reduced to a less than significant level by with the incorporation of Mitigation

Measures for construction-related dust. Long-term blowsand or wind erosion conditions will not be created by the project nor affect future residents. Consequently, the long-term impact will not be significant.

EIR376 Mitigation Measures:

Standard Regulatory Requirements

*Mitigation Measure C.6-2* – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)

Additional Measures

*Mitigation Measure C.6-6* – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-56.)

*Mitigation Measure C.6-7* – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-55.)

*Mitigation Measure C.6-8* – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-55.)

*Mitigation Measure C.6-9* – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-55.)

Discussion of the proposed Project: The General Plan indicates that the Project site is in an area susceptible to moderate wind erosion. Wind generally blows from the northwest to the southeast. During the construction phase, compliance with SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires (among other measures) that exposed soils be treated at least twice per day with water or chemical stabilizers, restricting vehicle speeds on un-paved roads, requires vegetative covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance No. 484 (Ord. 484), will reduce impacts to below the level of significance during the grading and construction phases of the Project. During the operation of the Project, landscaping and hardscaping are anticipated to reduce the potential impacts associated with blowing sand during wind events to less than significant levels.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.6-2 and C.6-6 through C.6-9. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

**GREENHOUSE GAS EMISSIONS**

<b>GREENHOUSE GAS EMISSIONS</b> Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR376; SP288; Project Description; Ord. 859; WEBB(a); CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011); CAP 2017

Findings of Fact:

a-b) Some gases in the atmosphere effect the Earth’s heat balance by absorbing infrared radiation. This layer of gases in the atmosphere functions much the same as glass in a greenhouse (i.e., both prevent the escape of heat). This is why global warming is also known as the “greenhouse effect.” Increased emissions of these gases due to combustion of fossil fuels and other activities increase the greenhouse effect, leading to global warming and other climate changes. (WEBB(a), p. 19.) This is a “global” phenomenon and therefore, greenhouse gas (GHG) impacts by their nature are cumulative.

It is widely accepted that continued increases in GHG will contribute to global climate change, although there is uncertainty concerning the magnitude and timing of future emissions and the resultant warming trend. Human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors contribute to these GHGs. Emissions of carbon dioxide (CO<sub>2</sub>) and nitrous oxide (N<sub>2</sub>O) are byproducts of fossil fuel combustion. Methane (CH<sub>4</sub>), a highly potent GHG, results from off-gassing associated with agricultural practices, landfills, and wastewater treatment. (WEBB(a), p. 19.)

EIR376 Conclusion: Not analyzed in EIR376 due to a lack of regulatory requirements and associated questions on the Environmental Assessment form. However, all the information necessary to evaluate GHG emissions generated by the SP288 was available in EIR376.

Based on recent CEQA case law, the issue of Project-related GHG emissions and the use of varying significance thresholds does not provide substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR376 was certified, even if the original EIR did not specifically address Project-related GHG emissions at all (CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011)). As noted by the court in CREED v. City of San Diego, the potential effects of GHG emissions on global climate have been documented since at least 1978; as such, the issue of Project-related GHG emissions does not comprise “new information” per CEQA Section 15162(a)(3).

Air quality impacts for SP288 were originally analyzed in EIR376. It was determined that short-term impacts related to construction could be reduced to less than significant levels through implementation of mitigation and compliance with regulations. However, long-term impacts could not be fully mitigated and were considered unavoidable and significant. (EIR376, p. V-56)

*EIR376 Mitigation Measures:* Although no GHG mitigation as proposed in EIR376, Mitigation Measures C.6-3, C.6-4, C.6-5, C.6-6, C.6-11, C.6-12, C.6-14, and C.13-1, C.13-2, C.13-3, C.13-4, D.1-2, D.1-3, D.1-9, D.2-1, D.2-2, D.2-12, D.2-13, D.8-1, D.8-2, D.8-3, and H.1.C-3 through H.C.1-7, below, are all applicable to reducing GHG and were identified to reduce the level of impacts for all pollutants, but long-term and cumulative air quality impacts remain significant (EIR376, pp. V-55–V-56, V-77–V-78, V-92–V-93, V-99–V-100, V-123, and V-161–V-162).

*Mitigation Measure C.6-3* – SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV. (EIR376, p. V-55)

*Mitigation Measure C.6-4* – Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce tripmaking where feasible. Features of these plans may include, but are not limited to: (EIR376, p. V-55)

- Consideration of transit use incentives by employers to encourage public transit use by employees;
- Consideration of developing staggered work hours; and
- Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow.

*Mitigation Measure C.6-5* – The network of pedestrian and combination biking/pedestrian trails shown in the Specific Plan will be provided to encourage walking and biking for short-destination trips. (EIR376, p. V-55.)

*Mitigation Measure C.6-6* – To reduce construction-related air quality impacts, construction equipment shall be properly maintained and serviced to minimize exhaust emissions. (EIR376, p. V-56.)

*Mitigation Measure C.6-11* – Major developers will work with the Riverside Transit Agency to establish new bus routes and stops to service new development within the Specific Plan area. (EIR376, p. V-56.)

*Mitigation Measure C.6-12* – Bus stops and/or bus shelters will be provided at the commercial center. (EIR376, p. V-56.)

*Mitigation Measure C.6-14* – Bicycle racks will be provided at the commercial center and neighborhood parks. (EIR376, p. V-56.)

*Mitigation Measure C.13-1* – To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial, and recreational development. (EIR376, p. V-77.)

*Mitigation Measure C.13-2* – All development shall incorporate energy-saving devices where feasible. These devices may include the following: (EIR376, p. V-78.)

- The use of individual meters versus multiple meters;
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

*Mitigation Measure C.13-3* – Specific measures shall be implemented to reduce natural gas consumption including: (EIR376, p. V-78.)

- Use of an automatic flue gas damper when using a gas heating system;
- Use of electrically-lighted pilot lights for all gas systems; and
- Insulation of all gas-heated hot water tanks.

*Mitigation Measure C.13-4* – The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs. (EIR376, p. V-78.)

*Mitigation Measure D.1-2* – Provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation, in support of the plan of Bicycle routes of the county's Comprehensive General Plan, with Patton Avenue and Winchester Road (SR-79) proposed for Class I facilities, and Simpson Road and Winchester Road West proposed for Class II bikeway facilities. (EIR376, p. V-92.)

*Mitigation Measure D.1-3* – Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic. (EIR376, p. V-92.)

*Mitigation Measure D.1-9* – Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops. (EIR376, p. V-93.)

*Mitigation Measure D.2-1* – All development shall comply with the State of California Title 20 and title 24 water conservation requirements and County water conservation and reclamation regulations. Water conservation requirements will include the use of ultra-low flush toilets, reducing valves for showers and faucets, and insulated hot water lines. (EIR376, p. V-99.)

*Mitigation Measure D.2-2* – Pursuant to County Ordinance No. 348, irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots shall be installed. For mitigation monitoring purposes, landscaping plans for the project shall identify the irrigation system, and

shall be submitted for County review prior to issuance of individual project building permits. (EIR376, p. V-99.)

*Mitigation Measure D.2-12* – A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps. (EIR376, p. V-100.)

*Mitigation Measure D.2-13* – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction. (EIR376, p. V-100.)

*Mitigation Measure D.8-1* – The certified waste hauler contracted by the developer(s) will implement a curbside recycling program within the proposed project. The contract shall also include provisions for separating lawn trimmings and other green waste for recycling. Once a homeowner’s association is established, the responsibility for the waste hauler contract (with curbside recycling and greenwaste requirements) will be transferred from the developer to the association. (EIR376, p. V-123.)

*Mitigation Measure D.8-2* – All commercial use shall be required to use trash compactors for non-recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center. (EIR376, p. V-123.)

*Mitigation Measure D.8-3* – Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District. (EIR376, p. V-123.)

*Mitigation Measure H.1.C-3* – Air pollution reduction programs contained in the County’s Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development project. Applicable programs and regulations will include: (EIR376, pp. V-161–V-162).

- Alternative work schedule programs for new businesses;
- Incorporation of transit stops and park-and-ride facilities in major land use projects;
- Prohibition of on-street parking in congested areas;
- Incorporation of bicycle paths into major land use developments; and
- Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips.

*Discussion of the Modified Project:* A Project-specific Air Quality and Greenhouse Gas Impact Analysis was prepared for SP288A2 by Albert A. Webb Associates in March 2012 (WEBB(a)) to estimate the GHG emissions from the following primary sources: construction activities, the change in CO<sub>2</sub> sequestration from vegetation changes, area sources such as landscaping equipment and hearth usage, energy sources such as natural gas and electricity usage, mobile sources, solid waste disposal,



and the energy used to supply potable water. The Project proposes similar development, but overall fewer dwelling units than the similar area within the SP288A2, which results similar but fewer emissions. The analysis for the SP288A2 quantified the following design features that reduce GHG emissions:

Quantified Design Features

To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent;

To reduce energy consumption, the Project shall install Energy Star-rated appliances;

To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project;

The Project will reduce vehicle miles traveled by: designing a community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project’s streets and intersections;

To reduce water consumption and the associated energy-usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in the current CalGreen Code and the 30% reduction in outdoor water usage contained in the County’s water efficient landscape ordinance (Ord. 859).

As previously mentioned, a GHG analysis was not performed EIR376 as none was required at that time; however, all the information necessary to estimate GHG emissions generated by the SP288 was available in EIR376, and are utilized in the Air Quality and Greenhouse Gas Impact Analysis (WEBB(a)) to generate a ‘Business As Usual’ (BAU) GHG emissions level. The BAU analysis presented in that study was performed to determine the GHG emissions in relation to the GHG emissions generated by the land use plan currently entitled for the SP288A2 site.

The table below identifies the comparison in GHG emissions levels generated from the BAU scenario and SP288A2 in 2020 which includes full implementation of the statewide GHG reduction measures in accordance with AB 32.

**Table 2 – GHG Emissions and Comparison**

Source	Metric Tons of Carbon Dioxide Equivalent per year (MTCO <sub>2</sub> E/yr)		
	BAU	Proposed Project	Net Change
Amortized Construction <sup>1</sup>	161.39	161.39	0.00
Annualized CO <sub>2</sub> Sequestered <sup>1</sup>	-20.82	-65.20	-44.38
Area	716.84	518.23	-198.61

Source	Metric Tons of Carbon Dioxide Equivalent per year (MTCO <sub>2</sub> E/yr)		
	BAU	Proposed Project	Net Change
Energy	4,697.27	3,565.22	- 1,132.05
Mobile	18,912.14	13,029.79	-5,882.35
Solid Waste	458.72	394.26	-64.46
Water-Related Energy	784.57	470.21	-314.36
<b>Total</b>	<b>25,710.11</b>	<b>18,073.90</b>	<b>-7,636.21</b>

Source: Table 18 and Table 19, WEBB(a))

<sup>1</sup> Construction emissions and sequestered CO<sub>2</sub> are annualized over a typical project life of 30 years.

The GHG emissions shown in **Table 2**, above for SP288A2 (18,073.90 MTCO<sub>2</sub>E /year) are approximately 29.7 percent lower than the GHG emissions estimated from the BAU (25,710.11 MTCO<sub>2</sub>E/year). Therefore, SP288A2 is consistent with AB 32 reduction target. This reduction is also consistent with the County of Riverside’s Climate Action Plan (CAP 2017) which requires development projects pursuant to the General Plan to achieve a GHG emissions reduction of 25% compared to BAU. Since the Project is within SP288A2 and not changing the Specific Plan land uses, the Project is also consistent with the CAP 2017 and AB 32 by meeting the reduction requirements by 2020.

Thus, the Project would not create any more severe or new GHG emission impacts and no mitigation is required.

To ensure that the quantified Project design features are implemented by SP288A2 implementing projects, they were incorporated as Mitigation Measures **MM GHG 1** through **MM GHG 5** in EIR376 Addendum No. 1 and will be implemented by the proposed Project.

**MM GHG 1:** To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent. (EIR376 Addendum No. 1, p. 85.)

**MM GHG 2:** To reduce energy consumption, the Project shall install Energy Star-rated appliances. (EIR376 Addendum No. 1, p. 85.)

**MM GHG 3:** To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. (EIR376 Addendum No. 1, p. 85.)

**MM GHG 4:** The Project will reduce vehicle miles traveled by: designing a community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project’s streets and intersections. (EIR376 Addendum No. 1, p. 86.)

**MM GHG 5:** To reduce water consumption and the associated energy-usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in

the current CalGreen Code and the 30% reduction in outdoor water usage contained in the County's water efficient landscape ordinance (Ord. 859). (EIR376 Addendum No. 1, p. 86.)

Regarding the Project's consistency with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG, the County has an adopted plan (e.g., Climate Action Plan or GHG reduction plan). As discussed above, SP288A2 is consistent with the County's CAP, which requires development projects pursuant to the General Plan to achieve a GHG emissions reduction of 25% compared to BAU. Since the Project is within SP288A2 and not changing the Specific Plan land uses, the Project is also consistent with the County CAP and AB 32 by meeting the reduction requirements by 2020. As stated the Project is consistent with the reduction target by AB 32 and would be subject to a variety of measures that would further reduce the Project's GHG emissions. These measures include the following regulations:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008), and County of Riverside's Climate Action Plan for AB 32 implementation.

#### *Related Ordinances*

- Compliance with Ordinance No. 859 (Ord. 859) which requires that landscapes serviced by potable water not exceed a maximum water demand of 50%, and landscapes serviced entirely by recycled water not exceed a maximum water demand of 70% (based on a water allowance defined in the Ordinance). Ord. 859 requires the use of state-of-the-art water-efficient irrigation components, landscaping practices, and plant types designed to better suit the climatic and environmental conditions of the Inland Empire.

#### *Applicable General Plan Policies*

- AQ 2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.
- AQ 4.1: Encourage the use of all feasible building materials/methods which reduce emissions.
- AQ 4.7: To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.
- AQ 5.4: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Thus, implementation of the Project would not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

*Findings:* The Project's potential impacts are no worse than those resulting from EIR376. Impacts resulting from implementation of the Project are less than significant with no mitigation required. However, implementation of the quantified Project design features incorporated as **MM GHG 1** through **MM GHG 5**, above, provide a mechanism to ensure the design features are implemented.

Therefore, no new or substantially increased significant impacts would result from the Project beyond those evaluated in EIR376.

**HAZARDS AND HAZARDOUS MATERIALS**

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>22. Hazards and Hazardous Materials</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; Converse; DTSC; Hillman, Project Description

Findings of Fact:

*a-b) EIR376 Conclusion:* Less than Significant with Mitigation Incorporated. The proposed Specific Plan will allow the development of residential and commercial uses. Small amounts of toxic substances may be transported, used, and stored in association with commercial activities. Potential toxic substances users include gas stations, photo processors, dry cleaners, and automotive supply stores. The commercial uses using toxic substances to be developed at the project site will probably all qualify as "small quantity generators," which are defined as businesses that produce less than 1,000 kilograms of hazardous waste per month.

Toxic substances typically found in residential development include cleaners, pesticides, herbicides, automotive fluids, pool maintenance materials, and paint.

Although the use of toxic substances in the residential and commercial development will not be substantial, the potential for environmental contamination and human injury will exist during the

transport, use, and storage of toxic substances. The use of toxic substances will be regulated by a variety of local, federal and state regulations. Through the regulatory process, the potential hazard to public safety and environmental quality will be reduced to less than significant. (EIR376, pp. V-61-V-62)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

*Mitigation Measure C.8-1* – Users of hazardous materials will comply with applicable federal, state, and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change. (EIR376, pp. V-62)

*Mitigation Measure C.8-2* – Hazardous materials that may be generated by businesses on-site will require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, must be licensed by the U.S. Environmental Protection Agency. (EIR376, pp. V-62)

*Mitigation Measure C.8-3* – For any business using or storing hazardous materials, a materials storage and management plan shall be required for review and approval by the County Hazardous Waste Management Committee for all commercial uses requiring storage of toxic substances. This plan should include an emergency evacuation plan, as well as appropriate training programs for employees.

*Mitigation Measure C.8-4* – The project applicant and all future industrial tenants shall be required to comply with Title 19 and 22 of the California Administrative Code and Title 40 of the Code of Federal Regulations. (EIR376, pp. V-62)

Additional Measures

*Mitigation Measure C.8-5* – Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials. (EIR376, pp. V-62)

Discussion of the proposed Project: The proposed Project is an implementing project of SP288A2 and is located within the footprint analyzed in EIR376 and EIR376 Addendum No. 1 with regard to the proposed residential uses. Additionally, the Project site is not located in proximity to any designated hazardous material transportation routes. Furthermore, federal, state and local laws and regulations strictly control the transport, storage and use of hazardous materials.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Through compliance with existing regulations and applicable mitigation measures identified in EIR376, Project implementation will not create a significant hazard to the public or environment through the routine transport, use or disposal of, or the reasonably foreseeable accidental release of hazardous materials. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- c) *EIR376 Conclusion:* No Impact. The Environmental Assessment prepared for EIR376 did not identify any potential impacts relating to inference with an emergency response plan or an emergency evacuation plan. (EA, p. 7)

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* In the event construction of road improvement associated with the proposed Project required a traffic lane closure, a traffic control plan shall be prepared and approved by the County Transportation Department prior to any such closure. Therefore, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan because emergency vehicle access will be maintained at all times.

*Finding:* The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- d) *EIR376 Conclusion:* Not analyzed in EIR376

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* The proposed Project will not be constructed within one-quarter-mile of an existing or proposed school. The nearest school to the Project site is the Winchester Elementary School, located at 28751 Winchester Road approximately 0.5 miles from the Project site.

*Finding:* As the proposed Project is located more than within one-quarter-mile of an existing or proposed school, implementation of the Project is less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

- e) *EIR376 Conclusion:* Less than Significant Impact. There are no known toxic substances currently used or stored on-site. The project site is predominantly comprised of land used for dryland farming, and existing contamination due to pesticide and fertilizer application is limited. (EIR376, p. V-61)

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* In October 2014, Hillman Consulting (Hillman) completed a Phase I Environmental Site Assessment (Phase I ESA) of the Project site.. The results of the Phase I ESA indicate that portions of the Project site were used as agricultural land from at least the 1930s. Prior to the agricultural activities the Project site was undeveloped vacant land. Regarding the past agricultural use of the Project Site, the Phase I ESA did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CREC), or historical recognized environmental conditions (HRECs) regarding the Project site. Specifically, the *Phase I ESA* concluded that the historical agricultural use of the Project site does not constitute a REC. (Hillman, pp. 2-4)

The Project site is located within an area mapped within a Composite Fields per the Riverside County Department of Environmental Health (RCDEH) Sludge Application Sites in Riverside County, Winchester, March 2002 map. A *Limited Phase II Environmental Site Assessment* was prepared for this

portion of the Project site by Converse Consultants on July 11, 2012 to evaluate the potential contamination from possible, but unverified, application of sewage sludge as fertilizer on the Project site. The *Limited Phase II ESA* concluded that the composite and discrete background soil samples taken from the Project site are non-hazardous and do not contain constituents that are consistent with areas that have incurred prior sludge application. As a result, the Phase II ESA recommended “no further action” with respect to the Project site and no additional assessment/sampling or any remedial (clean-up) activities. (Converse p. 7)

**Finding:** The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

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

Sources: EIR376; Project Description; HWWAP

**Findings of Fact:**

a) **EIR376 Conclusion:** No Impact. The Environmental Assessment prepared for EIR376 concluded that the project would not result in an inconsistency with an Airport Master Plan. (EA, p. 5)

**EIR376 Mitigation Measures:** N/A

**Discussion of the proposed Project:** The proposed Project site is not located within an airport master plan. The nearest airport is the Hemet Ryan Airport, located approximately 5.6 miles to the east of the Project site.

Finding: The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within two miles of any airport. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

b-d) EIR376 Conclusion: No Impact. The Environmental Assessment prepared for EIR376 concluded that the project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project site is not located within an airport master plan or within two miles of any public airport, public use airport, private airstrip, or heliport and therefore would not be required to go to the Airport Land Use Commission. Due to the Project site’s distance from a public airport, public use airport, private airstrip, or heliport Project implementation would not result in a safety hazard to people living or working on the Project site or in the Project area.

Finding: The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within two miles of any airport. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

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

Sources: EIR376; HVWAP Figure 12, “Wildfire Susceptibility”

Findings of Fact:

a) EIR376 Conclusion: No Impact. The Environmental Assessment prepared for EIR376 concluded that the project site is not located within a hazardous fire area. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Figure 12, Wildfire Susceptibility of the HVWAP indicates that the Project site is not located within a wildfire susceptibility area.

Finding: The Project’s potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within a



wildfire susceptibility area. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

**HYDROLOGY AND WATER QUALITY**

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>25. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>HYDROLOGY AND WATER QUALITY</b>		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>Would the project:</b>					
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR376; RCLIS; SP288A2; Project Description; WEBB(b); WEBB(c); WEBB(d); WSA

Findings of Fact:

a&d) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Approximately 95 percent of the site drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. (EIR376, pp. V-31–V-32.)

Grading and construction will be required to implement the land uses and infrastructure identified in the proposed Specific Plan. During rain, runoff from the site may carry elevated levels of sediment from bare land and petroleum products from machinery. The runoff could contribute to existing surface water quality problems and is therefore considered a significant impact. However, this impact will be reduced to less than significant through compliance with NPDES regulations. All construction activities will be subject to the provisions under NPDES, which is implemented by RWQCB. A Notice of Intent and General Construction Stormwater Permit must be filed prior to the start of construction, and the project developers will be required to comply with the construction runoff permitting regulations.

The proposed urban uses will replace the existing dry farming operation. While the water pollutants related to the farming operation will diminish, other pollutants will be introduced. The proposed residential, commercial, and recreational development may create new impacts on both surface waters and groundwater through an increase in non-point source pollution.

Residential uses have the potential to discharge pollutants into the storm drains and sewers. Typical pollutants may include fertilizers and pesticides used on landscaping; detergents from car washing,

window cleaning and similar activities; household and industrial solvents and cleaners; and oils and other automotive products contained in parking lot runoff.

The level of non-point source pollutants generated by this project will be similar to other residential/commercial urban development. Non-point source water pollution has been identified as a significant water quality issue. The project will contribute to the degradation of water quality, and the impact is therefore considered significant. The significant impact can be reduced through compliance with the National Pollutant Discharge Elimination System requirements. Compliance will include obtaining General Construction Stormwater Permits and implementation of site-specific Pollution Prevention Plans for individual development projects (EIR376, p. V-59).

*EIR376 Mitigation Measures:*

*Mitigation Measure C.7-1* – All discharges to surface waters and groundwater will comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Region. (EIR376, p. V-54.)

*Mitigation Measure C.7-2* – Pursuant to the National Pollution Discharge Elimination System requirements, General Construction Stormwater Permits shall be obtained from the State Water Resources Control Board for all development projects resulting in the disturbance of five acres or more, or activity which is part of a larger common plan of development of five acres or more. Pollution Prevention Plans shall be prepared as part of the permit process, and implemented during construction and the life of the project. Permit requirements will include implementing best management practices (BMPs) during project construction and operation such as erosion control devices, desilting basins, landscape irrigation management, and controls on substances applied to landscaped and other outdoor areas. (EIR376, p. V-54.)

*Mitigation Measure C.7-3* – All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. These requirements may include, but not be limited to, on-site storm water retention, covered storage of all outside facilities, vegetated swales, and monitoring programs. (EIR376, p. V-54.)

*Discussion of the proposed Project.* The Project site drains naturally into two separate watersheds the Santa Ana Watershed and the Santa Margarita Watershed. Approximately 100 acres of the northern portion of the Project site is within the Santa Ana River Watershed and is tributary to Salt Creek Channel. The expansion of Salt Creek Channel since the approval of Specific Plan No. 288 has significantly reduced the floodplain over the Project area. A bio-retention water quality basin is proposed in SP288A2 PA 8 (TR37119, lot 8) at the southwest corner of Seta Road and Domenigoni Parkway. (Refer to **Figure 3– Tentative Tract Map 37119.**) No mitigation is required for the increased runoff from developments that drain to Salt Creek Channel, other than the Hydrologic Conditions of Concern (HCOC) mitigation identified in the *Preliminary Project Specific Water Quality Management Plan, Conestoga – Crossroads South*. (WEBB(d), Section 1.)

The southerly portion of the Project site is within the Santa Margarita Watershed and is tributary to Murrieta Creek/Warm Springs Valley. The drainage for the southerly portion of the TR37119 proposes a slight variation from what was presented in SP288A2. SP288A2 anticipated capturing and bypassing

off-site runoff and mitigating on-site increases to match pre-SP288A2 flows via the use of on-site detention basins. SP288A1 proposed connecting to a double 3-foot high by 6-foot wide reinforced concrete box (RCB) that was constructed with the widening of Highway 79. Subsequent to the widening of Highway 79, the property owner downstream of this double culvert filed a claim for damages against the County that contended the upsized street crossing did not provide the low level runoff protection that the undersized culvert provided prior to the widening of Highway 79. To settle the dispute the County of Riverside constructed a detention basin on the northwest corner of Highway 79 and Old Newport Road. This basin restored flows to match the conditions prior to the widening of Highway 79. The County worked closely with Rancon (the applicant for SP288A2) to ensure that the basin could be expanded when TR37119 was developed. There was additional coordination between the County, Rancon and Valley-Wide Recreation and Parks District to ensure that the upsized basin meet Valley-Wide's park requirements and an agreement was ultimately reached by the County, Valley-Wide, and Rancon to allow the proposed Project to progress with a joint use basin. The southerly portion of the Project site includes a water quality/mitigation basin at the northwest corner of the intersection of Old Newport Road and Highway 79/Winchester Road. Project-generated runoff from the southerly portion of the site will be directed to the basin (located on TR3719, lot 379) which will treat flows for water quality purposes in addition to reducing flows with 2-, 5-, 10-, and 100-year frequencies down to existing conditions. (WEBB(d), Section 1; WEBB(b), p. 7).

For the reasons discussed above, the proposed Project will not directly modify a river, streambed or lake. Erosion from the site, both during construction and from runoff during operation, would be conveyed by the proposed drainage system. In addition, through implementation of appropriate erosion control BMPs identified in the NPDES during construction, and the BMPs identified in the Project Specific WQMPs<sup>8</sup> prepared for TR37119 (included as Appendices D.2 and D.3), and compliance with the applicable provisions of Ordinance No. 754 (Ord. 754), potential impacts with regard to the modification of the channel of a river, stream, or lake bed would be reduced to less than significant.

*Finding:* The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The proposed urban uses will replace the existing dry farming operation. While the water pollutants related to the farming operation will diminish, other pollutants will be introduced. The proposed residential, commercial, and recreational development may create new impacts on both surface waters and groundwater through an increase in non-point source pollution.

Residential and commercial uses have the potential to discharge pollutants into the storm drains and sewers. Typical pollutants may include fertilizers and pesticides used on landscaping; detergents from

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<sup>8</sup> Because the Project site is located within two different watersheds (Santa Ana River and Santa Margarita) a WQMP was required for each watershed. Thus, there are two WQMPs that encompass the Project site.

car washing, window cleaning and similar activities; household and industrial solvents and cleaners; and oils and other automotive products contained in parking lot runoff.

The level of non-point source pollutants generated by this project will be similar to other residential/commercial urban development. Non-point source water pollution has been identified as a significant water quality issue. The project will contribute to the degradation of water quality, and the impact is therefore considered significant. The significant impact can be reduced through compliance with the National Pollutant Discharge Elimination System requirements. Compliance will include obtaining General Construction Stormwater Permits and implementation of site-specific Pollution Prevention Plans for individual development projects.

The proposed development and population will substantially increase the volume of wastewater generated by the project site. The Eastern Municipal Water District will be responsible for collecting and treating the wastewater. As described above, wastewater generated by the project site will eventually be reclaimed at the new EMWD facility within the Winchester Hills Specific Plan area and will be used for irrigation. The quality of the reclaimed water will be strictly regulated by the Regional Water Quality Control Board to ensure that surface and groundwater quality is not adversely affected. (EIR376, pp. V- 59 to V-60)

*EIR376 Mitigation Measures:* Mitigation Measures C.7-1 through C.7-3 (shown in response 25.a&d) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-60.)

*Discussion of the proposed Project:* Construction of the proposed Project has the potential to result in discharges from soil disturbance. However, the Project will be required to comply with the NPDES requirements as discussed in response 25.a&d), including the preparation of a SWPPP, which implements BMPs to prevent storm water pollution. Through compliance with the regulatory requirements of the NPDES Statewide General Construction Permit and incorporation of BMPs per the SWPPP, the Project is not expected to violate any water quality standards or waste discharge requirements during construction.

After construction, stormwater from the Project site may convey pollutants from urban runoff downstream to the Project's storm drain system. However, as discussed in response 25.a&d) TR37119 includes two water quality basins in lots 379 and 380 (**Figure 3 – Tentative Tract Map 37119**) to treat the stormwater from pollutants of concern (POC) and to slow down runoff prior to discharging into the storm drain system. (WEBB(b), p. 7; WEBB (c); WEBB(d), Section 1.)

Expected pollutants from the Project's proposed residential development include bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease. (WEBB(b), p. 28; WEBB(c), p. 18.) As discussed in response 25.a&d), the Project site is located in two separate watersheds. The northerly portion of the Project site is tributary to the San Jacinto River Watershed, a sub-watershed of the Santa Ana Watershed, while the southerly portion of the Project site is located in the Santa Margarita Watershed.

With regard to the portion of the Project site in the Santa Ana Watershed, runoff from the portion of the Project site will be routed to a bioremediation basin (located on TR37119 lot 380) where it will be detained and treated before being discharged through existing culvert pipes. (WEBB(c), p. 8.) With

regard to the portion of the Project site in the Santa Margarita Watershed, runoff from the portion of the Project site will drain to an existing detention basin on the northwest corner of northwest corner of Highway 79 and Old Newport Road. This basin current acts as a sediment barrier. Additionally, the Project will implement structural and operational source control BMPs identified in the Project Specific WQMP for the Santa Margarita Watershed. (WEBB(b), pp. 25, 32–35.) Through use of water quality basins and implementation of BMPs identified in the WQMP for the Santa Margarita Watershed, impacts with regard to violating water quality standards or waste discharge permits would be less than significant.

*Finding:* The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increase significant impacts would result from the Project beyond those discussed in EIR376.

- c) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Chemical contamination of a groundwater aquifer and wells can result from spills, leaking underground storage tanks, and improper disposal of chemical wastes such as dumping on the ground, in landfills, lagooning, or similar methods. Groundwater contamination can also result from various agricultural activities ranging from the use of fertilizers to animal husbandry. The degree of contamination from agriculture depends on the amount of materials used, animal wastes, soil permeability, water infiltration rate, groundwater depth, and the persistence of chemicals.

Some groundwater contamination is expected to have occurred from the present dry farming activities on the project site due to the use of pesticides, fertilizers, and the relatively shallow depth of groundwater. The level of contamination is probably not substantial because the fields are not irrigated, rain is generally sparse, few crops are grown each year due to the lack of water, and significant numbers of animals are not raised on-site. However, the high concentration of farms and livestock throughout the Winchester area has resulted in excessive nitrate levels in the groundwater basin.

The Eastern Municipal Water District (EMWD), which encompasses the project site, monitors water quality throughout its service area. Overall water quality is usually measured by total dissolved solids (TDS), the dissolved mineral content of the waters in the area. Data on the current levels of TDS in the Crossroads in Winchester area are unavailable. However, EMWD has set an objective for the project area that TDS should not exceed 1,200 milligrams per liter (mg/l).

EMWD has recently constructed a new wastewater treatment facility within the Winchester Hills Specific Plan Area. Tertiary treatment is provided by the facility, and the facility produces reclaimed water that can be used for non-potable purposes, primarily for landscape irrigation. Because the reclaimed water will eventually percolate to the groundwater table, the TDS content of the treated water must be 1,200 mg/l or better, which is the target for the subject sub-basin. (EIR376, pp. V-57–V-58.)

Both project construction and grading, and the long-term operation of the proposed uses, will contribute to the degradation of groundwater and surface water quality. Both the short-term impacts

and long-term impacts will be significant unless appropriate mitigation is implemented. (EIR376, p. V-60.)

*EIR376 Mitigation Measures:* Mitigation Measures C.7-1 through C.7-3 (shown in response 25.a&d) above) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-60.)

*Discussion of the proposed Project:* EMWD is willing to provide water service to the proposed Project. Overall, approximately 25 percent of EMWD's potable water demand is supplied by EMWD groundwater wells and approximately 75 percent is supplied by imported water from Metropolitan through its Colorado River Aqueduct and its connections to the State Water Project. According to the Water Supply Assessment prepared for SP288, groundwater is EMWD's only source of locally produced potable water. Protecting and developing local resources to reduce dependency on imported water is an important objective in EMWD's Strategic Plan. However, as stated in the WSA prepared for SP288, groundwater is not being proposed to serve the Project. New development, including the proposed Project, shall be supplied with imported water through Metropolitan. Thus, implementation of the Project will not deplete EMWD's supply of groundwater resources.

Furthermore, the impervious materials proposed as part of the Project site would reduce infiltration. However, this reduction is not considered significant as the Project will implement Project Specific WQMPs and incorporated site design measures to reduce impacts to groundwater recharge.

*Finding:* The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- e-f) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. According to maps prepared by the Federal Emergency Management Agency (FEMA), the northern part of the project is subject to flooding from Salt Creek. This creek flows east to west just north of the northern project site boundary. Approximately 63 acres of the site lie within the boundaries of the 100-year flood zone and are designated Zone "A" on the federal insurance maps. (EIR376, p. V-28.)

Throughout the region, various development proposals and projects have been constrained by the Salt Creek floodplain. Flood channel improvements have been planned and implemented to reduce the extent of the floodplain and reduce flood hazards. West of the project site, in the Menifee/Sun City area, the Flood Control District has improved the Salt Creek channel to alleviate flooding problems by excavating the channel up to nine feet below pre-development levels. In recent years, the District has investigated the need to similarly improve Salt Creek through Winchester and east toward Hemet.

In 1994, a Memorandum of Understanding (MOU) was signed by the County of Riverside, the Metropolitan Water District of Southern California (Metropolitan), City of Hemet, the Riverside County Flood Control and Water Conservation District, and the Riverside County Transportation Commission for the construction of Salt Creek channel and a series of transportation-oriented improvements. Per the MOU, a fully-improved flood control channel facility will be constructed between Rice Road east to Cawston Avenue. The portion of Salt Creek affecting the project site will be improved under this

program. MWD will manage the construction of the improvements, and the Flood Control District will accept responsibility for long-term maintenance of the facility.

Once the creek channel is improved to Rice Road and farther downstream to Lindenberger Road, the 100-year flood boundaries will be contained within the channel. As a result, the extent of the project site affected by the 100-year floodplain will be substantially reduced. If improvements west of Rice Road are not installed prior to the first development, a limited backwater effect could occur during periods of rapid rainfall and runoff. This effect can readily be addressed at the development stage.

Additionally, the grading plan for the proposed project includes raising the elevation of the northern portion of the project site above the Salt Creek floodplain elevation. The planned Salt Creek improvements, together with increasing the elevation of the northern site area, will eliminate the Zone "A" floodplain designation and development of the planned uses could proceed without flooding hazards. (EIR376, p. V-31)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

*Mitigation Measure C.4-1* – Pursuant to County flood control policy, no development shall occur within the on-site floodplain until the Salt Creek channel improvements have been completed as identified in the Memorandum of Understanding between the County, Metropolitan Water District, City of Hemet, Flood Control District, and Riverside County Transportation Commission. (EIR376, pp. V-27–V-28.)

Measures Required by the Specific Plan

*Mitigation Measure C.4-2* – The grading plan included in the Specific Plan shall be implemented through all project development. The elevation of the northern portion of the site shall be increased to exceed the elevation of the floodplain. (EIR376, p. V-28.)

*Mitigation Measure C.4-3* – All drainage improvements in Figure IV-6 of the Specific Plan will be installed, or as otherwise specified by the Riverside County Water Conservation and Flood Control District. The improvements must be designed to provide protection from a 100-year storm. The phasing of improvements will occur as required by the Flood Control District. (EIR376, p. V-28.)

*Mitigation Measure C.4-4* – All drainage and storm facilities will be maintained by one of the following: the Riverside County Flood Control District, a community service financing mechanism such as a County Service Area (CSA) or County Service District (CSD), or a master homeowners association. (EIR376, p. V-28.)

*Mitigation Measure C.4-5* – A retention basin will be constructed at the south end of the site to retard flows onto adjacent properties (within the Warm Springs Creek drainage area). (EIR376, p. V-28.)

Additional Measures

*Mitigation Measure C.4-6* – The developer(s) shall pay any and all fees established for the planned Salt Creek Area Drainage Plan. (EIR376, p. V-28.)



*Mitigation Measure C.4-7* – Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground. (EIR376, p. V-28.)

*Mitigation Measure C.4-8* – Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District. (EIR376, p. V-28.)

*Discussion of the proposed Project:* The expansion of Salt Creek Channel since approval of SP288 has significantly reduced the floodplain over the SP288A2 plan area. Approximately six acres of SP288A2 adjacent to Salt Creek are designated as a Zone "A" floodplain by the Federal Insurance Administration. Zone "A" floodplains are areas subject to 100-year floods. However, a Conditional Letter of Map Revision removing the six acres from the Zone "A" floodplain was approved by Federal Emergency Management Agency (FEMA) on December 21, 2005, Case No. 05-09-A083R. A Letter of Map Revision (LOMR) would be required prior to the issuance of any building permits within this area (SP288A2, p. IV.A-21). Therefore, there are no portions of SP288A2 (which includes the proposed Project site) that would still be within a Zone "A" floodplain.

Because the Salt Creek Channel has been expanded to reduce and remove the floodplain over the SP288A2 plan area (which includes the Project site), Mitigation Measure C.4-1 is no longer applicable to SP288A2, which in turn means Mitigation Measure C.4-1 is not applicable to the proposed Project.

With respect to EIR376 Mitigation Measures C.4-2 through C.4-5, these Mitigation Measures are no longer applicable to the proposed Project because they were replaced by revised Development Standards and drainage plans approved as part of SP288A2 (see **Figure 7 – Proposed Drainage Plan**).

*Finding:* The Project's potential impacts are the same as those analyzed in EIR376. EIR376 Mitigation Measures C.4-1 through C.4-5 are not applicable to the proposed Project because they were replaced by revised Development Standards approved as part of SP288A2. Impacts resulting from implementation of the Project are less than significant with incorporation of EIR376 Mitigation Measures C.4-6 through C.4-8. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

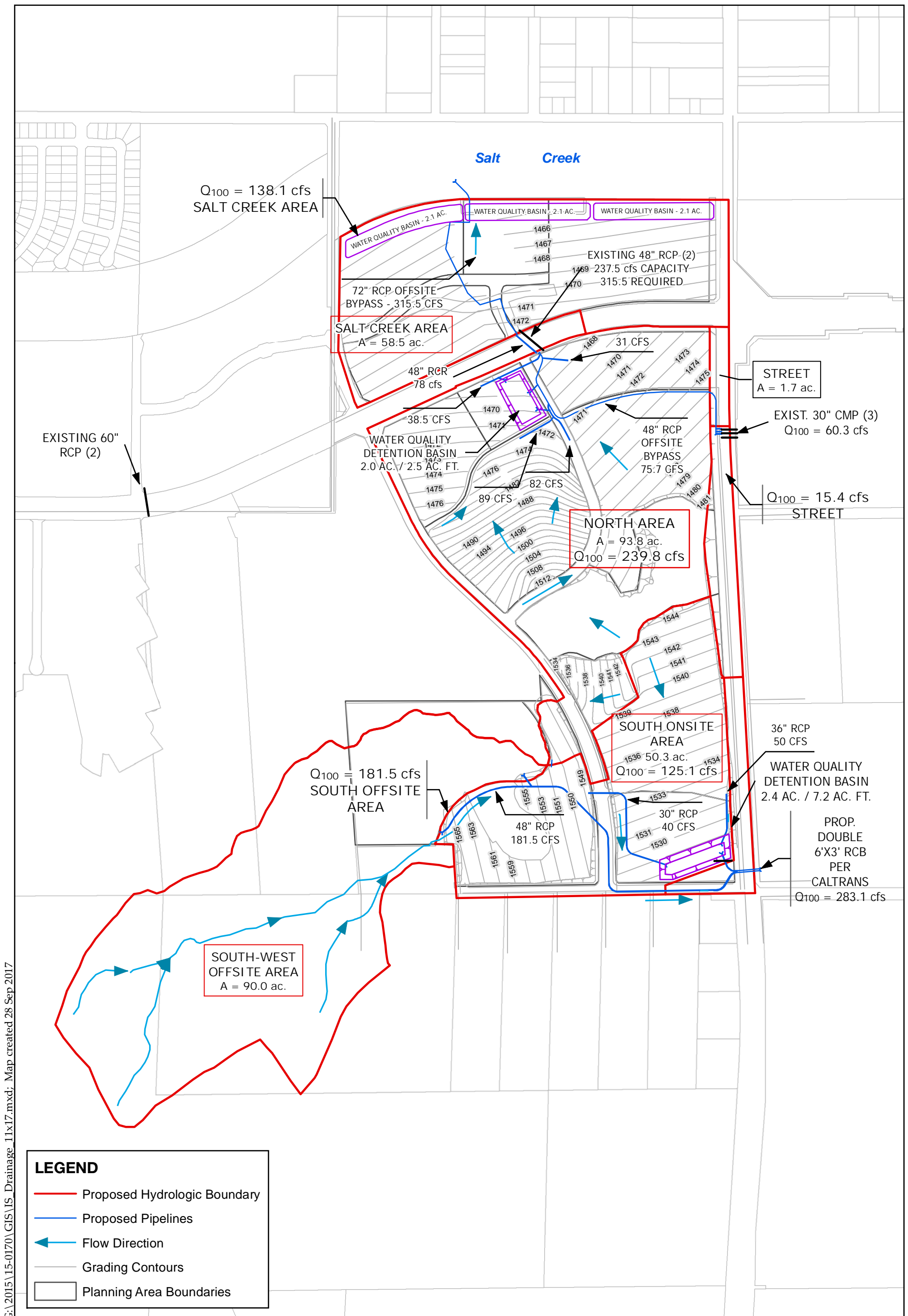
g) See response 25.a&d) and 25.b), above. Impacts were fully analyzed in EIR376 and no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

h) *EIR376 Conclusion:* Not analyzed in EIR376.

*EIR376 Mitigation Measures:* N/A

*Discussion of the proposed Project:* As previously discussed in response 25.a&d), runoff from the proposed Project will drain into two water quality basins (one based each in the Santa Ana Watershed and Santa Margarita Watershed, which will treat and detain runoff. These basins will be designed in such a way so as to not create an environment in which vectors and/or odors are an issue.

*Finding:* Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.



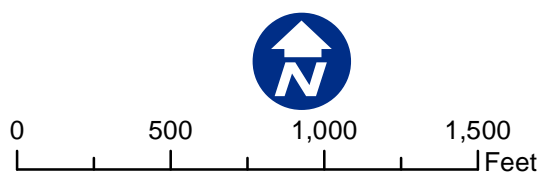
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**LEGEND**

- Proposed Hydrologic Boundary
- Proposed Pipelines
- ➔ Flow Direction
- Grading Contours
- Planning Area Boundaries

Sources: Riverside Co. GIS, 2012

**Figure 7 - Proposed Drainage Plan**  
 Initial Study/Addendum No. 2 to EIR376



HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>26. Floodplains</b>				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/> U - Generally Unsuitable <input type="checkbox"/> R - Restricted <input type="checkbox"/>				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR376; SP288A2; HVWAP, Project Description; WEBB(b); WEBB(c); WEBB(d)

**Findings of Fact:**

a) *EIR376 Conclusion:* Less than Significant Impact. Approximately 95 percent of the original Specific Plan area drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. The increased runoff volume from project development could be significant.

As part of the project, the developer(s) will be required to provide extensive drainage improvements. A 48--inch pipe will collect storm flows from the northern two-thirds of the site and drain it toward Salt Creek. Runoff from the southern portion of the site will be diverted to Warm Springs Creek via a planned 36-inch pipe. A retention basin will be constructed on the site to maintain current flow volumes onto adjacent properties. The drainage facilities will be constructed to accommodate runoff

from a 100-year storm. Increased runoff volumes from the proposed project could result in significant flooding impacts, but the drainage facilities identified in the Specific Plan will reduce the impact to less than significant levels. (EIR376, p. V-31 to 32)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: As discussed in response 25.a&d), the Project site is within the Santa Ana Watershed and the Santa Margarita River Watershed. The northern portion of the Project site is tributary to the Salt Creek Channel, and the southeast portion of the Project site is tributary to the Murrieta Creek/Warm Springs Valley drainage area. Because the Project's proposed drainage system is designed to perpetuate the existing drainage patterns and conditions, Project implementation will not substantially alter existing drainage patterns or result in substantial flooding on-or off site. The Project does not propose the alteration of the course of a river or stream. Refer to response 25.a&d) for a discussion of the Project's proposed water quality and drainage features.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

- b) EIR376 Conclusion: Less than Significant Impact. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. The increased runoff volume from project development could be significant.

As part of the project, the developer(s) will be required to provide extensive drainage improvements. A 48-inch pipe will collect storm flows from the northern two-thirds of the site and drain it toward Salt Creek. Runoff from the southern portion of the site will be diverted to Warm Springs Creek via a planned 36-inch pipe. A retention basin will be constructed on the site to maintain current flow volumes onto adjacent properties. The drainage facilities will be constructed to accommodate runoff from a 100-year storm. Increased runoff volumes from the proposed project could result in significant flooding impacts, but the drainage facilities identified in the Specific Plan will reduce the impact to less than significant levels. (EIR376, p. V-31–32)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Refer to responses 25.a&d) and 26.a), above.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are considered less than significant. Therefore, no new or

substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

*EIR376 Mitigation Measures:* N/A

Discussion of the proposed Project: The dam elevation of the nearby Diamond Valley Reservoir is at an elevation of approximately 1,600 feet. According to the Riverside County Flood Control, Western Riverside County Dam Inundation Risks Map, a majority of the Project site is subject to dam inundation should dam failure occur at Diamond Valley Reservoir.

Diamond Valley Lake is an 800,000-acre-foot (260 billion gallon) lake that provides critical water storage for much of southern California. The Diamond Valley Lake was created by a set of three dams and was approved for water storage in 2000. Most of the water for this facility is delivered through the Colorado River Aqueduct and the California State Water Project. (HVWAP).

According to the HVWAP, the failure of the Diamond Valley Lake dams could pose a significant flood hazard to residents if the 800,000-acre facility were to fail. According to FEMA, failure of the dam could result in flooding as far away as the Antelope/French Valleys (HVWAP).

As discussed above, the Riverside County Flood Control has prepared maps of areas that are subject to inundation from dam failure from the Diamond Valley Lake Dams, and portions of the SP288A2 site are located within a dam inundation area. However, the dam inundation maps prepared by the Riverside County Flood Control will allow County decision makers to determine if development plans would be appropriate within potential dam inundation areas, protecting the public and property within the County's planning area, and providing protection if a geologic catastrophe were to damage the above mentioned dams. Furthermore, the HVWAP identifies many techniques that may be used to address the danger of flooding, such as avoiding development in floodplains, altering the water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.

The Specific Plan addresses setbacks from the Salt Creek Chanel and also removes future development areas from the FEMA Floodplain. A Conditional Letter of Map Revision removing the six acres of the SP288A2 site from the Zone "A" floodplain was approved by Federal Emergency Management Agency (FEMA) on December 21, 2005, Case No. 05-09-A083R. A Letter of Map Revision (LOMR) would be required prior to the issuance of any building permits within this area (SP288A2, p. IV.A-21). Therefore, implementation of polices related to dam inundation hazards found in the County General Plan would reduce potentially significant adverse impacts from dam inundation hazards to less than significant.

*Finding:* Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

d) *EIR376 Conclusion:* Not analyzed in EIR376.

*EIR376 Mitigation Measures:* N/A

Discussion of the proposed Project: The closest body of water to the Project is the Diamond Valley Reservoir. The Project does not involve the alteration of any surface body of water. Run-off from the site will not exceed historic rates and additional amounts will not significantly change the amount of water in the river. See also responses 25.a&e) and 25.c).

Finding: Impacts resulting from implementation of the Project are less than significant as it will not have a significant effect on the amount of surface water within the Diamond Valley Reservoir. Therefore, no new or substantially increased significant impacts would result from the Project.

**LAND USE/PLANNING**

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

Sources: EIR376; Project Description; RCLIS, SP288A2

Findings of Fact:

a-b) EIR376 Conclusion: Less than Significant Impact. SP288 was found to be consistent with the General Plan and the Perris Valley Land Use Planning Area. The proposed Project is considered a Category I/II Urban Land Use. According the General Plan, Category I and II uses consist of urban uses within city spheres of influence. Urban level development is identified in the Specific Plan and a full range of public facilities will be required. While the Project site is located away from an existing urban center and outside of a sphere of influence, several specific plans allowing urban-level development have been proposed and approved near the Crossroads in Winchester Specific Plan site. (EIR376, p. V-13)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is a subdivision map, Change of Zone Text, and Specific Plan Substantial Conformance to implement SP288A2, and as such will not substantially alter the present or planned land use of this area.

Finding: The Project’s potential impacts are no different than those analyzed in EIR376 and EIR376 Addendum No. 1. Implementation of the Project would not result in a substantial alteration of the present or planned land use of an area and impacts would be less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.