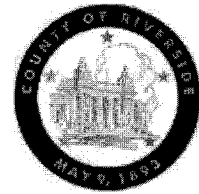


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.2
(ID # 10045)

MEETING DATE:
Tuesday, June 18, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 33978, Revision No. 1 – Addendum No. 3 to Environmental Impact Report No. 319 (CEQ190007) – RECEIVE AND FILE – Applicant: Rockne Construction, Inc., – Engineer/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Conservation (OS-C), Open Space Recreation (OS-R), Rural Residential (RR) – Located north of Placentia Avenue, south of Walnut Street, east of Bradley Road, and west of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A revision to an approved Schedule “A” Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway and does not propose additional lots, or a reduction in open space. APN's 307-410-001. District 5. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on May 1, 2019.

The Planning Department recommended Approval; and,

Continued on page 2

ACTION: Consent

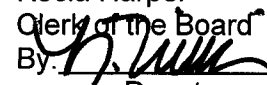

Charles Leach, Assistant TLMA Director

6/6/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 18, 2019
xc: Planning, Applicant

Kecia Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

THE PLANNING COMMISSION: Unanimously, with a 3-0 vote,

CONSIDERED ADDENDUM No. 3 to ENVIRONMENTAL IMPACT REPORT No. 319 (CEQ190007), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the proposed project is in substantial conformance with the adopted Environmental Impact Report No. 319, and that no new significant impacts or substantially greater significant impacts would result from the proposed project beyond those impacts already evaluated in previous environmental documents; and,

APPROVED Tentative Tract Map No. 33978, Revision No. 1, subject to the attached advisory notification document and conditions of approval as modified at the hearing, and based upon the findings and conclusions provided in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Project History

On **December 27, 1994**, the Riverside County Board of Supervisors (BOS) adopted Specific Plan No. 246 (Pressiman Specific Plan) which included General Plan Amendment No. 194, and Change of Zone No. 5433 that allowed for a master-planned community consisting of 1,114 acres of undeveloped land that would facilitate the development of: 3,088 residential dwelling units with mixed densities; 49 acres of community commercial/mixed-use commercial; 43 acres of active open space (parks); and 283 acres of open space. In addition, the BOS certified Environmental Impact Report No. 319, as part of the project approval.

On **June 28, 2005** (Agenda Item 16.3), the BOS approved Specific Plan No. 246, Amendment No. 1 that included Change of Zone No. 6891 that allowed revisions to the project boundaries and increased the acreage of SP No. 246 to 1,147 acres. The added square footage included 33 acres in the southeast corner of the specific plan that was previously included in the 1992 Stoneridge Specific Plan (SP239). The amendment also converted residential areas to school uses and reconfigured the project site to 51 planning areas. The revised SP No. 246 was also renamed: McCanna Hills Specific Plan. In addition, Addendum No. 1 to EIR No. 319, was adopted by the BOS for this amendment.

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

On **October 18, 2006**, the Riverside County Planning Commission approved Tentative Tract Map No. 33977 (TR33977) and 33978 (TR33978), within SP No. 246. TR33978 to allow the Schedule "A" subdivision of approximately 51 acres into 139 residential lots with a minimum lot size of 6,000 square feet and seven open lots. This Map was proposed in three phases. The first phase was proposed for 70 residential lots and one 9.49 acre open space lot. The second phase was proposed for 64 residential lots. The final phase included 5 residential lots and one open space lot. The final phase was created because these 5 lots were potentially located within the proposed boundaries of the Mid-County Parkway, and at the time the Riverside County Transportation Commission had yet to finalize the final alignment. The tract received final approval by the BOS on March 27, 2007 (Agenda Item 1.7). A minor modification to TR33978M1 was approved on August 18, 2015 (Agenda Item 16-3). This change did not change the overall design of the project or the tract boundary.

On **July 19, 2017**, the Riverside County Planning Commission approved the first Time Extension for TR33978. The map expiration was extended to March 27, 2019. The map previously benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208) and Assembly Bill No 116 (AB116), which granted statutory extensions of time for maps throughout California.

On **March 7, 2018**, the Riverside County Planning Commission approved the second Time Extension for TR33978. The map expiration was extended to March 27, 2021.

On **May 25, 2018**, Tentative Tract Map No. 33978, Revision No. 1 was submitted to the County of Riverside.

Project Description

The project is revision one to the previously approved Tentative Tract Map No. 33978 (TR33978). TR33978 was approved to allow a total of 144 dwelling units within SP No. 246 Planning Areas 1 and Planning Area 2A. Planning Area 1 included 75 units over 21.6 acres, 64 units over 17.2 acres in Planning Area 2A and 9.49 acres of open space. The revision proposes to subdivide approximately 51 acres into 139 single-family residential parcels, and seven open space lots within the similar tract boundaries of the previously approved map. The minimum lot size and densities would be maintained in the revision from what was previously approved. The main difference from the previously approved map is the lot configuration and circulation design, as well as a 3.18 acre area offered for dedication for the Mid-County Parkway. The circulation has been redesigned to eliminate access from the Sherman Road cul-de-sac, which would eliminate vehicle conflicts with Sierra Vista Elementary School. The project has now been designed to take access directly from Walnut Avenue in two locations. The project site is located within the McCanna Hills Specific Plan (SP No. 246), specifically within Planning Areas 1 and 2A. The minimum lot size for the project as identified in SP No. 246 is 6,000 square feet. In addition, a 15.8 acre "borrow area" has been identified to provide fill for on-site, permanent embankments, pads, and streets. The "borrow area" is located within Planning Area 1 and 5B that are intended for future residential development and the Mid-County Parkway on the remainder Parcel 1 of Parcel Map 32439.

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

Appeals

The Planning Commission's decision is final. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS

Attachment A – Planning Commission Staff Report Package

Attachment B – May 1, 2019 Planning Commission Minutes

Attachment C – TR33978R01 Site Plan (Exhibit A)

Attachment D – Indemnification Agreement



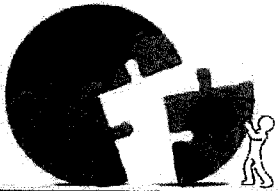
Jason Farin, Senior Management Analyst

6/11/2019



Gregory L. Priamos, Director County Counsel

6/6/2019



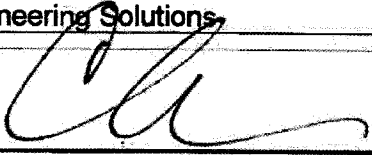
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: May 1, 2019

PROPOSED PROJECT

Case Number(s):	Tentative Tract Map No. 33978, Revision, No. 1 (TR33978R01)	Applicant: Rockne Construction, Inc.
EIR No.:	Addendum to EIR No. 319 (CEQ190007)	Owner: McCanna Hills LLC
Area Plan:	Lakeview/Nuevo	Representative(s):
Zoning Area/District:	Perris Reservoir District	Engineering Solutions
Supervisory District:	Fifth District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Jason Killebrew	
Project APN(s):	307-410-001	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 33978, Revision No. 1 is a revision to an approved Schedule "A" subdivision of approximately 51 gross acres into 139 single-family residential lots, and seven non-residential lots ("Project"). The revision proposes to include a dedication for the future Mid-County Parkway, and does not propose additional lots, or a reduction in open space.

The site is located North of Placentia Avenue, East of Bradley Road, West of Sherman Avenue, and South of Walnut Street. The project site provides two access points from Walnut Street into the subdivision. The tract boundaries are within Planning Areas 1 and 2A of the McCanna Hills Specific Plan (SP No. 246).

The site is currently vacant, directly across Walnut Street from the City of Perris to the north. The site has approximately 2,658 linear feet of frontage along Walnut Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 3 to ENVIRONMENTAL IMPACT REPORT No. 319 (CEQ190007), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the proposed project is in substantial conformance with the adopted Environmental Impact Report No 319, and that no new significant impacts or substantially greater significant impacts would result from the proposed project beyond those impacts already evaluated in previous environmental documents; and,

APPROVE Tentative Tract Map No. 33978, Revision No 1, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 246, Preissman Specific Plan – 1994, McCanna Hills 2005 (SP No. 246)
Specific Plan Land Use:	Medium Density Residential (M)
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Not in a General Plan Policy Area
Surrounding General Plan Land Uses	
North:	City of Perris (May Ranch Specific Plan (MRSP)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	City of Perris (May Ranch Specific Plan)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single- Family Residential (City of Perris)
South:	Vacant Land
East:	Sierra Vista Elementary School (Val Verde Unified School District)
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	51	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A
Proposed Minimum Lot Size:	6,032 square feet (Lot 106)	6,000 square feet
Proposed Density	2.73 du/acre	2-5 du/ac
Total Proposed Number of Lots:	139 (SFR) 5 (Open Space)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	Not in a City Sphere
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland No. 146 (Lighting/Library)
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low Potential
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes, March Air Reserve Base Zone D & E

PROJECT LOCATION MAP

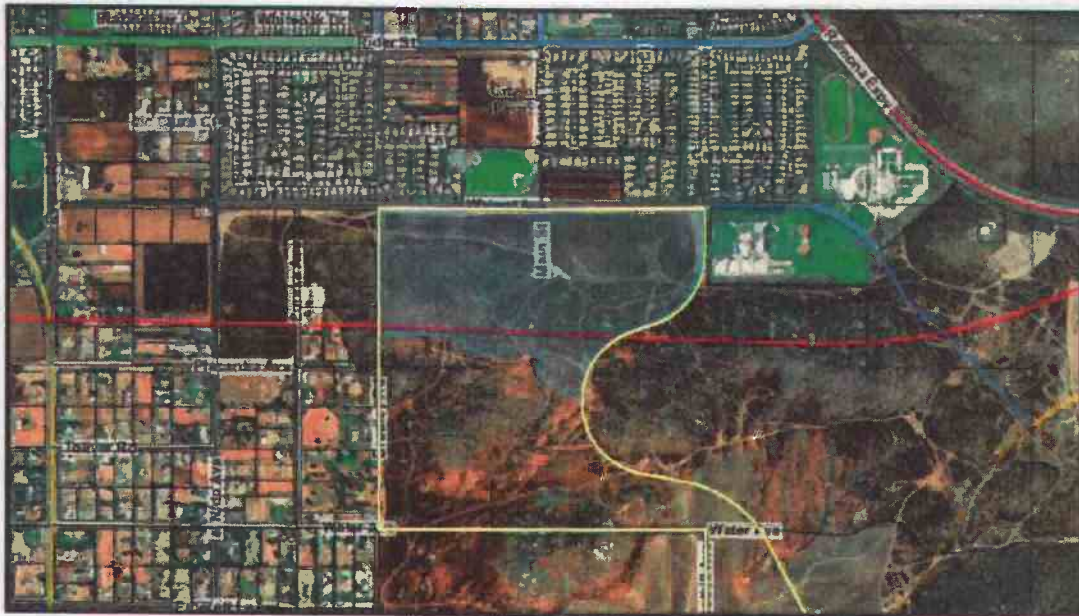


Figure 1: Project Location Map

The subject parcel is approximately 160 acres, outlined in yellow. The approximate tract boundary has been identified in the blue shaded area which accounts for approximately 51 acres or 32 percent of the

160 acre parcel. The red line towards the southern portion of the tract boundary delineates the approximate location of the future Mid-County Parkway.

PROJECT BACKGROUND AND ANALYSIS

Background:

Project History

On **December 27, 1994**, the Riverside County Board of Supervisor's (BOS) adopted Specific Plan No. 246 (Pressiman Specific Plan) which included General Plan Amendment No. 194, and Change of Zone No. 5433 that allowed for a master-planned community consisting of 1,114 acres of undeveloped land that would facilitate the development of: 3,088 residential dwelling units with mixed densities; 49 acres of community commercial/mixed-use commercial; 43 acres of active open space (parks); and 283 acres of open space. In addition, the BOS certified Environmental Impact Report No. 319, as part of the project approval.

On **June 28, 2005**, The BOS approved Specific Plan No. 246, Amendment No. 1 that included Change of Zone No. 6891 that allowed revisions to the project boundaries and increased the acreage of SP No. 246 to 1,147 acres. The added square footage included 33 acres in the southeast corner of the specific plan that was previously included in the 1992 Stoneridge Specific Plan (SP239). The amendment also converted residential areas to a school uses, and reconfigured the project site to 51 planning areas. The revised Specific Plan No. 246 was also renamed: McCanna Hills Specific Plan. In addition, Addendum No. 1 to EIR No. 319, was adopted by the BOS for this amendment.

On **October 18, 2006**, the Riverside County Planning Commission approved Tentative Tract Map No. 33977 (TR33977) and 33978 (TR33978), within SP No. 246. TR33978 to allow the Schedule "A" subdivision of approximately 51 acres into 139 residential lots with a minimum lot size of 6,000 square feet, and seven open lots. This Map was proposed in three phases. The first phase was proposed for 70 residential lots, and one 9.49 acre open space lot. The second phase was proposed for 64 residential lots. The final phase included 5 residential lots, and one open space lot. The final phase was created because these 5 lots were potentially located within the proposed boundaries of the Mid-County Parkway, and at the time the Riverside County Transportation Commission had yet to finalize the final alignment. The tract received final approval by the BOS on March 27, 2007. A minor modification to TR33978M1 was approved on August 18, 2015. This change did not change the overall design of the project, or the tract boundary.

On **July 19, 2017**, the Riverside County Planning Commission approved the first Time Extension for TR33978. The map expiration was extended to March 27, 2019. The map previously benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208) and Assembly Bill No 116 (AB116), which granted statutory extensions of time for maps throughout California.

On **March 7, 2018**, the Riverside County Planning Commission approved the second Time Extension for TR33978. The map expiration was extended to March 27, 2021.

On **May 25, 2018**, Tentative Tract Map No. 33978, Revision No. 1 was submitted to the County of Riverside.

Site Characteristics

The project site occupies approximately 51 acres of a 160 acre parcel. This parcel is within Planning Areas 1 and 2A of the McCanna Hills Specific Plan (SP No. 246). The site is currently vacant, and located along

Walnut Street south of the City of Perris, west of the southern terminus Sherman Road and Sierra Vista Elementary School. The area of development is located in a northern portion of the parcel. This area has gentle slopes that lead to steeper terrain along the western and southern areas of the tract boundaries. In an effort to preserve the steep hillsides, the area of development is clustered towards the northern portion of the parcel, along Walnut Street, in an area of the site that has relatively gentle topography. The future Mid-County Parkway is aligned just south of the project site, and is offered for dedication with the proposed project.

Project Description

The project is revision one to the previously approved Tentative Tract Map 33978 (TR33978). TR33978 was approved to allow a total of 144 dwelling units within SP No. 246 Planning Areas 1 and Planning Area 2A. Planning Area 1 included 75 units over 21.6 acres, 64 units over 17.2 acres in Planning Area 2A and 9.49 acres of open space. The revision proposes to subdivide approximately 51 acres into 139 single-family residential parcels, and seven open space lots within the similar tract boundaries of the previously approved map. The minimum lot size and densities would be maintained in the revision from what was previously approved. The main difference from the previously approved map is the lot configuration and circulation design, as well as a 3.18 acre area offered for dedication for the Mid-County Parkway. The circulation has been redesigned to eliminate access from the Sherman Road cul-de-sac, which would eliminate vehicle conflicts with Sierra Vista Elementary School. The project has now been designed to take access directly from Walnut Avenue in two locations. The project site is located within the McCanna Hills Specific Plan (SP No. 246), specifically within Planning Areas 1 and 2A. The minimum lot size for the project as identified in SP No. 246 is 6,000 square feet. In addition, a 15.8 acre "borrow area" has been identified to provide fill for on-site, permanent embankments, pads, and streets. The "borrow area" is located within Planning Area 1 and 5B that are intended for future residential development and the Mid-County Parkway on the remainder Parcel 1 of Parcel Map 32439.

Specific Plan and Zoning Compliance

No construction is proposed as part of the project. However, the subdivision would facilitate the construction of single-family residential units on newly created lots. The McCanna Hills Specific Plan (SP No. 246, Ordinance No. 348.4317) has identified Zone requirements and Standards for SP No. 246. Single-family residences have been identified as an allowed use for the project site. The Schedule "A" Tentative Tract Map Revision is a land division in the unincorporated area of the County of Riverside and is subject to all applicable provisions of the Subdivision Map Act, Ordinance No. 348, Ordinance No. 460, and SP No. 246. The project has demonstrated that the proposed project is in compliance with the applicable development standards as discussed within Ordinance No. 348.4317:

- Lot Size: The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. The minimum average width of that portion of a lot to be used as a building site shall be 55 feet, with a minimum average depth of 90 feet. "Flag" lots shall not be allowed. In addition, the minimum lot frontage of a lot shall be 55 feet except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. The project is in compliance with this requirement as all lots would provide a minimum lot width of at least 55 feet, and lot depths of 100 feet or more. The project provides lot frontages of 55 feet along circulatory streets, and 40 feet minimum frontages on cul-de-sacs. Therefore, as proposed, the project is in compliance with the minimum lot size and dimensions.
- Setbacks: The applicant has demonstrated the general location/footprint of the development on each parcel in order to show compliance with the applicable setbacks:

- **Front yard:** The front yard shall not be less than ten (10) feet, measured from the existing street line or from any future street line, whichever is nearer to the proposed structure. The front yard as measured from a street-facing garage door shall be not less than twenty (20) feet, measured from the existing street line or from any future street line, whichever is near to the proposed garage door. Since no structures are proposed at this time, the applicant has indicated on the TTM exhibit a typical lot detail that would apply to all lots. In this detail, the residential footprint indicates the ability to comply with the 10-foot structure setback, and 20-foot garage setback. The residential structures will be required to adhere to this requirement prior to the issuance of building permits. Therefore, as proposed, the project would comply with the front yard setback requirements.
- **Side yard:** Side yards on interior and through lots (standard) shall be not less than five feet. Side yard setbacks on corner or reverse corner lots shall not be less than 10 feet from the existing street line, or any future street line, whichever is nearer to the proposed structure. The TTM exhibit and typical lot detail demonstrate that all standard lots would meet the side yard requirements. In addition, the exhibit demonstrates that all corner lots would meet the minimum 10-foot side yard setback. The residential structures will be required to adhere to this requirement prior to the issuance of building permits and therefore, as proposed, the project would comply with the side yard setback requirements.
- **Rear yard:** The rear yard shall not be less than fifteen (15) feet, except that garages located in the rear yard may be permitted within three feet of the rear property line. The rear yard setback for the second story of a structure shall not be less than ten feet. As previously mentioned, no construction is proposed at this time, so it is unclear if a second-story or rear yard garages would be proposed. However, as demonstrated on the exhibit and typical lot detail, the rear yard setback requirement would be met. The residential structures will be required to adhere to this requirement prior to the issuance of building permits, therefore, as proposed, the project would comply with the rear yard setback requirements.
- **Schedule "A" Tract Map Division:** Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. The project has been conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The project site has a General Plan Foundation of Community Development (CD) and Open Space (OS), and land use designations of Medium Density Residential (MDR) and Conservation (C).

- The MDR designated portion of the project site coincides with the area proposed for development. The MDR provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 51 acres into 139 single-family parcels, resulting in a density of approximately 2.73 dwelling units per acre, which is within the MDR designated portions of the project site. The smallest lot proposed is 6,032 square feet,

which is within the typical lot range anticipated for the MDR designation. Therefore, the project as proposed is consistent with the MDR designation.

- The OS-C designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not alter the character of the area. Actual building or structure size, siting, and design will be determined on a case-by-case basis. The proposed project is consistent with the OS-C designation as Lot 143 (10.42 acres) would primarily remain untouched to preserve the hillside area of the project site that is within the OS-C. An unpaved trail would be included on this lot as a recreational amenity and in an effort to preserve the natural areas of the hillside, by limiting unauthorized trails that are more likely to occur without a designated trail. Therefore, the project as proposed is consistent with the OS-C designation.

Airport Land Use Commission (ALUC)

The project site is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within in Compatibility Zones D and E of this Airport Land Use Plan, residential density is not restricted.

On August 9, 2018, THE Riverside County Airport Land Use Commission Director found the project **consistent** with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the project's conditions of approval.

TR33978R01 was submitted to the County of Riverside on May 25, 2018

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study/Environmental Assessment (IS/EA) and Addendum No. 3 to Environmental Impact Report (EIR) No. 319 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 3 to EIR No. 319, no new significant impacts or substantially greater significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 319 as amended by its previously approved Addenda. Therefore, no new mitigation measures are required.

FINDINGS AND CONCLUSIONS

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

1. ***The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.***

- **General Plan.** The subject site is approximately 51 acres and has a General Plan Foundation of Community Development (CD) and Open Space (OS), and land use designations of Medium Density Residential (MDR) and Conservation (C). The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 51 acres into 139 single-family parcels, resulting in a density of approximately 2.73 dwelling units per

acre, which is within the MDR designated portions of the project site. The smallest lot proposed is 6,032 square feet, which is within the typical lot range anticipated for the MDR designation. Therefore, the project as proposed is consistent with the OS-C designation. The proposed project is consistent with the OS-C designation as Lot 143 (10.42 acres) would primarily remain untouched to preserve the hillside area of the project site that is within the MDR. An unpaved trail would be included on this lot as a recreational amenity and in an effort to preserve the natural areas of the hillside. Therefore, the project as proposed is consistent with the OS-C designation. The proposed project is consistent with all of the County of Riverside General Plan policies as they pertain to this type of residential development. Therefore, the proposed project is consistent with the General Plan.

- a. **Community/Specific Plan.** The subject site is located within the McCanna Hills Specific Plan (SP No. 246). No construction is proposed as part of the project. However, the subdivision would facilitate the construction of single-family residential units on newly created lots. The McCanna Hills Specific Plan (SP No. 246, Ordinance No. 348.4317) has identified Zone requirements and Standards for SP No. 246. Single-family residences have been identified as an allowed use for the project site. The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. Although no construction is proposed, the project has demonstrated that the future single-family residences could meet all the applicable development standards identified in SP No. 246 including but not limited to: required setbacks, parking, height, etc. Therefore, the proposed project is consistent with SP No. 246.
 - b. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).
 - i. Subdivision Map Act. The proposed map was prepared by David Currington of Engineering Solutions, under the guidelines of the Subdivision Map Act.
 - ii. CEQA. An Initial Study/Environmental Assessment (IS/EA) and Addendum No. 3 to Environmental Impact Report (EIR) No. 319 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 3 to EIR No. 319, no new significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 319 as amended by its previously approved Addenda. No new mitigation measures are required. Therefore, the project complied with the requirements of CEQA.
2. ***The site of the proposed land division is physically suitable for the type and density of development.*** The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Walnut Avenue and has no new environmental constraints, as demonstrated in the Addendum No. 3, of EIR 319, that would prohibit the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.

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.*** The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances. The portion of the project site that is mapped for conservation, will remain undeveloped and designated as open space, therefore no substantial impacts to fish or wildlife or their habitat is anticipated.
4. ***The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.*** The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The area of the project site that will be developed is not located in a High Fire Hazard Zone or a Fault Zone and is not within an area subject to significant air quality emissions. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Walnut Avenue. Therefore, the project and the required improvements will not be likely to cause serious public health problems.
5. ***As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "A" Map.*** Tentative Tract Map No. 33978, Revision No. 1 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:
 - a. **Streets and Street Improvements** - The project will provide improvements on south side of the Walnut Avenue for a 74' width collector, including a 5 foot sidewalk and parkway. Internal circulation throughout the site is provided on 56' and 60' street right of ways that include a 5 foot sidewalks and parkways. The street standards are consistent with the requirements of SP No. 246. Project conditions of approval will require that all street improvements, improvement plans and/or road dedications shall be in accordance with SP 246, Ordinance No. 460, and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 and SP No. 246, as it pertains to streets and street improvements, will be met.
 - b. **Domestic Water** – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Eastern Municipal Water District (EMWD). With this condition of approval and the provisions of Ordinance No. 460, Section 10.5.B, this requirement will be met.
 - c. **Fire Protection Facilities** – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Fire Department water system(s) for the project will be provided in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.

- d. Sewage Disposal – Sewer lines will be designed per the requirements of the EMWD. Adequate facilities and sewer lines will be conditioned to be approved by EMWD prior to the issuance of grading permits. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
 - e. Fences, Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. No canal, drain, expressway, or other feature deemed hazardous will be incorporated in the proposed project. Therefore, these findings are not applicable to the project at hand.
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.*** The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
7. ***The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of SP.*** The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. The minimum average width of that portion of a lot to be used as a building site shall be 55 feet, with a minimum average depth of 90 feet. "Flag" lots shall not be allowed. In addition, the minimum lot frontage of a lot shall be 55 feet except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. The project is in compliance with this requirement as all lots would provide a minimum lot width of at least 55 feet, and lot depths of 100 feet or more. The project provides lot frontages of 55 feet along circulatory streets, and 40 feet minimum frontages on cul-de-sacs. Therefore, as proposed, the project is in compliance with the minimum lot size and dimensions.

Other Findings:

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A portion of the project site that is mapped for conservation, will remain undeveloped and designated as open space. Additionally, the proposed project will submit all required MSHCP fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. AB52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the project was previously approved and it was determined to have no additional impacts identified through CEQA (Addendum No. 3 to EIR No. 319). The project has been conditioned for a Native American monitor, prior to the issuance of grading permits, to be on-site during all initial ground disturbances. Furthermore, four potential sites deemed important to the Pechanga Band of Luiseno Indians will be avoided as part of the proposed project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.

4. The project site is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within in Compatibility Zones D and E of this Airport Land Use Plan, residential density is not restricted. On August 9, 2018, the Riverside County Airport Land Use Commission Director found the project consistent with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the project's conditions of approval.
5. As demonstrated in the Initial Study and Addendum No. 3, pursuant to State CEQA Guidelines section 15164 (Addendum to EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (EIR No. 319), as amended by subsequent approved Addenda. Potentially significant effects have been adequately analyzed in the Environmental Impact Report No. 319, as revised, pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. A subsequent EIR was not prepared for the proposed project because the project did not trigger any of the conditions described in State CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations). An addendum to EIR No. 319 was prepared that concluded, based upon substantial evidence in the record, that the proposed project would not result in any new or substantially greater significant impacts, and no new mitigation measures are required which were not analyzed by EIR No. 396. Therefore, the project complies with the requirements of CEQA.
6. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a Moderate and High fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance 787, Section 104.3.2 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable fire laws including: Title 14, Riverside County Ordinance No. 787, the California Building Code and Riverside County Fire Bulletin #08-05 are met. The project has been conditioned to submit plans to the Fire Department for review and approval prior to building permit issuance.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed on April 19, 2019 to property owners within 600 feet of the proposed project site for the May 1, 2019 Planning Commission Hearing. This project was advertised in the Press Enterprise Newspaper on April 19, 2019.

On April 23, 2019 Planning Staff has received a letter from the City of Perris Planning and Economic Development Department. The letter provides comments regarding traffic related to the Sierra Vista Elementary School and Lakeside Middle School, project constructions practices, and CEQA.

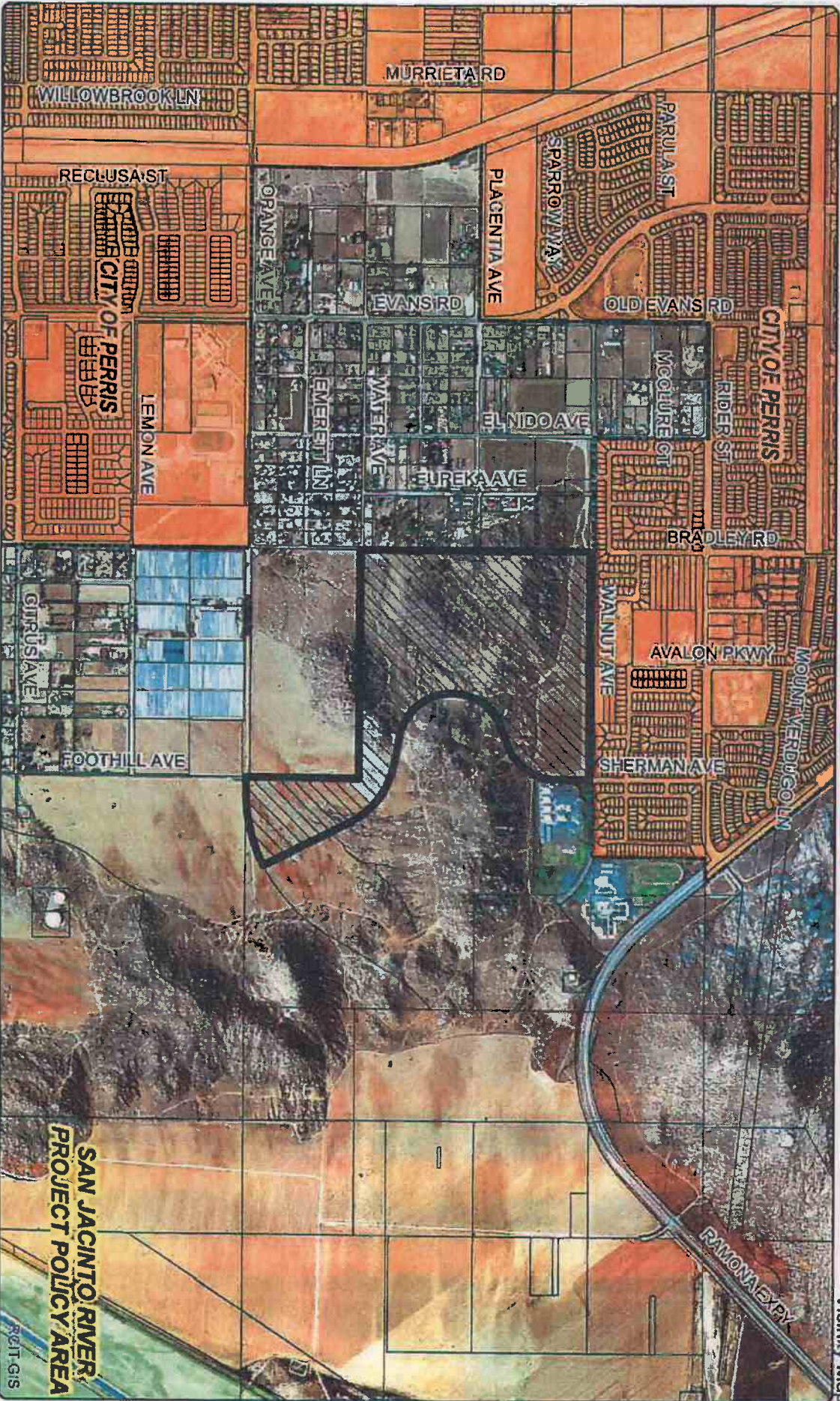
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of the Planning Commission's decision appears on the Board of Supervisor's agenda.

Supervisor: Hewitt
District 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR33978R01
VICINITY/POLICY AREAS

Date Drawn: 03/01/2019
Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan, pending new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use designations than those shown on this map. The County of Riverside Planning Department is providing this map as a reference only. The County of Riverside Planning Department is not responsible for any errors or omissions on this map. For more information, please contact the County of Riverside Planning Department at (951) 952-2000 or visit our website at www.riversidecountyplanning.com.

RIVERSIDE COUNTY PLANNING DEPARTMENT

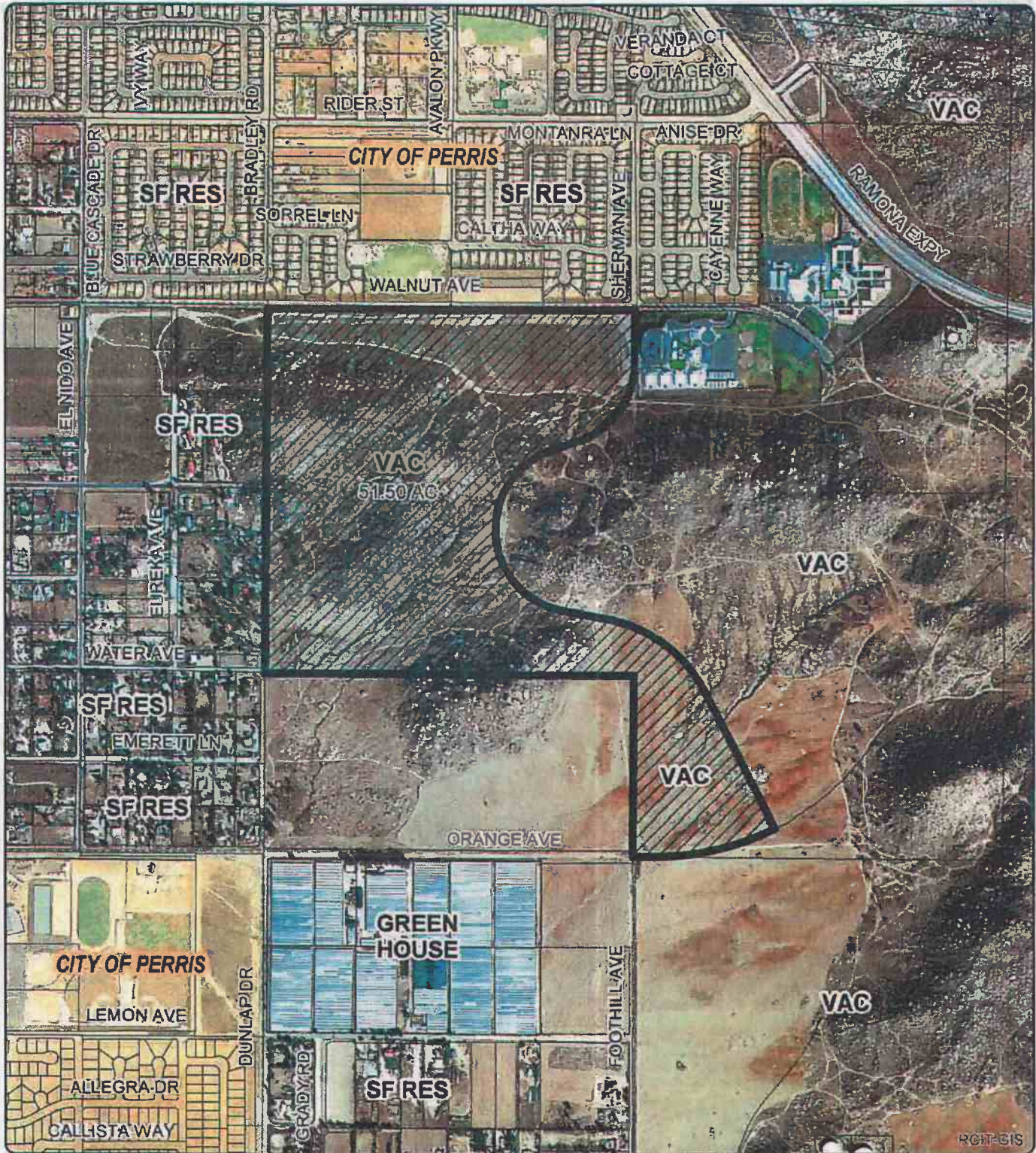
TR33978R01

Supervisor: Hewitt
District 5

Date Drawn: 03/01/2019

Exhibit 1

LAND USE



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctd.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

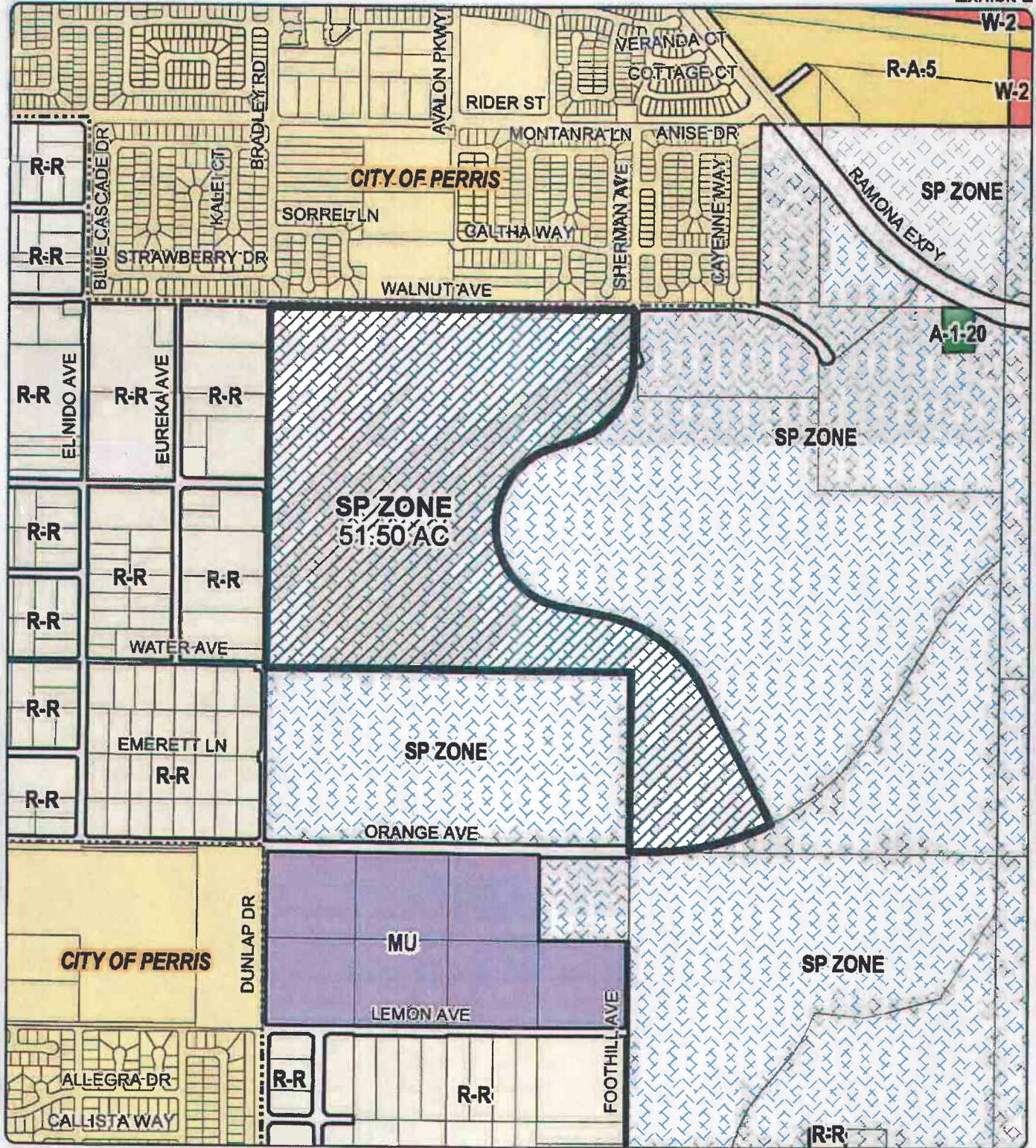
TR33978R01

EXISTING ZONING

Supervisor: Hewitt
District 5

Date Drawn: 03/01/2019

Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplama.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

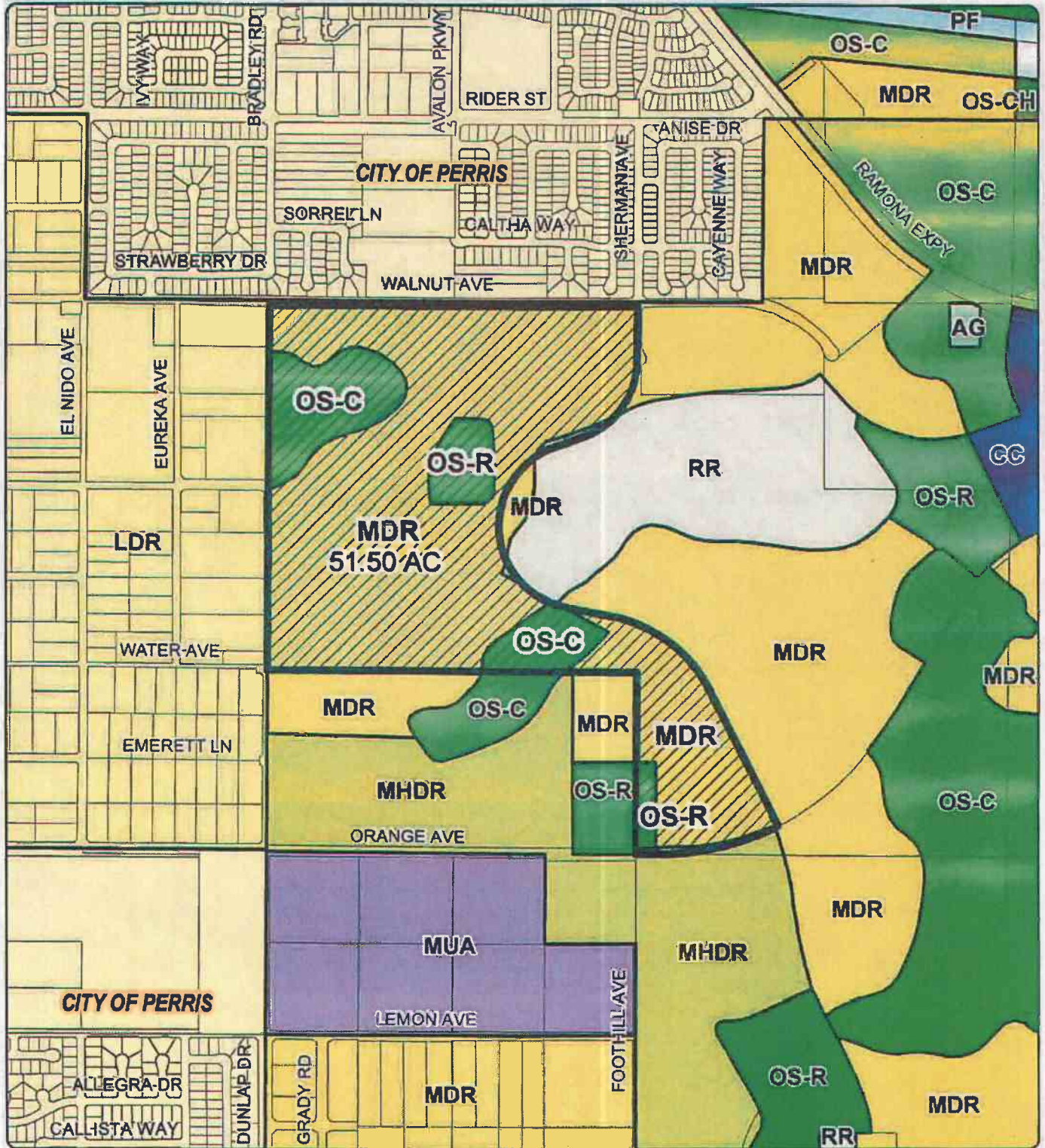
TR33978R01

Date Drawn: 03/01/2019

Supervisor: Hewitt
District 5

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Nuevo

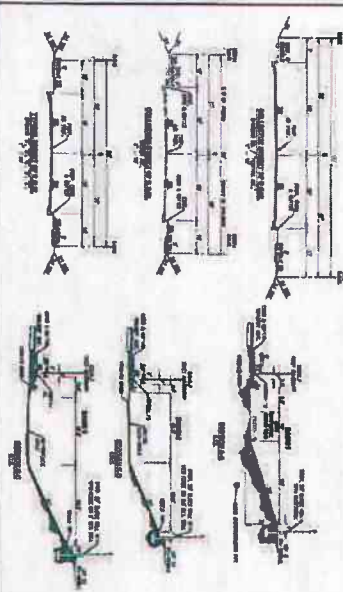
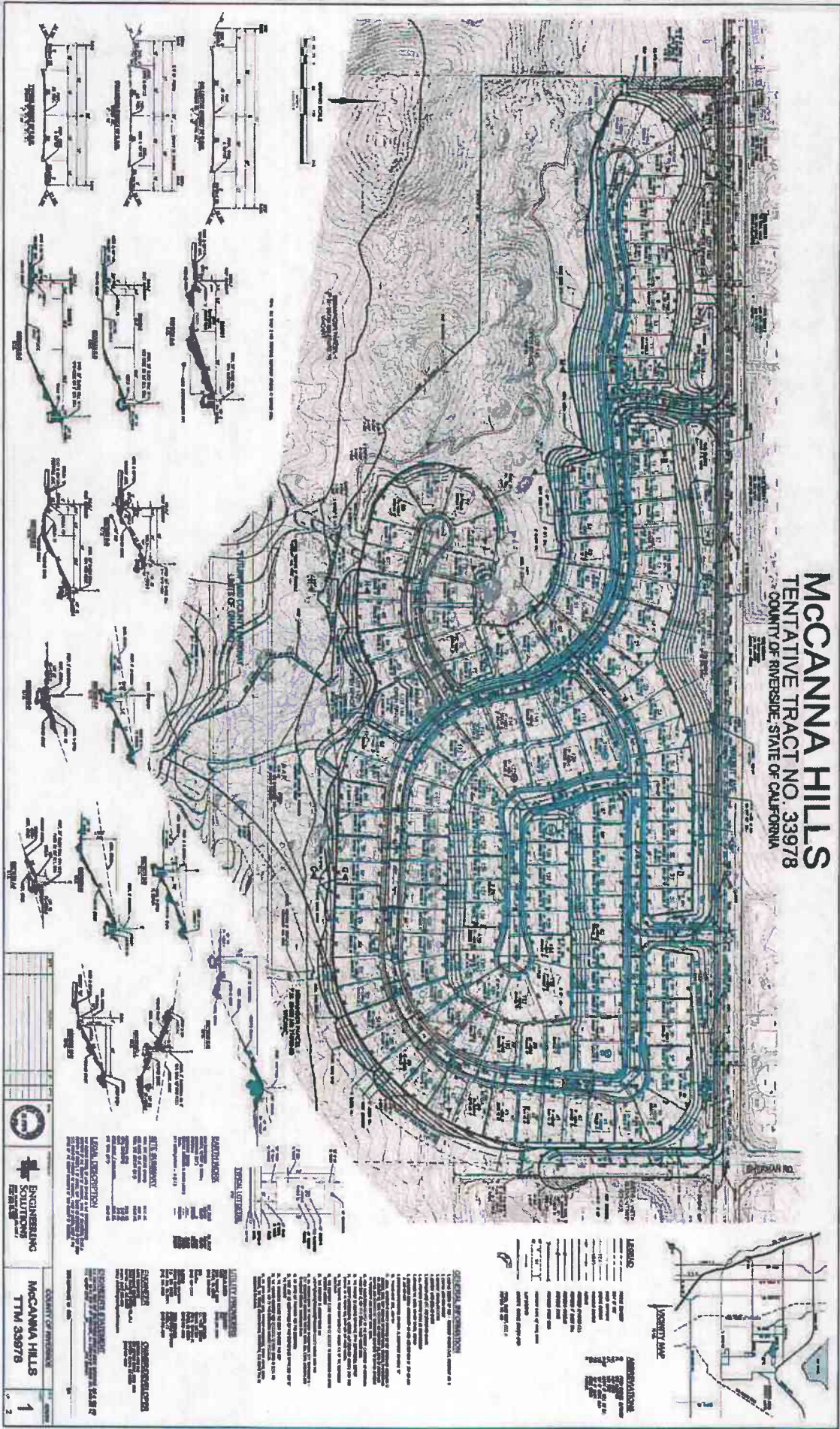
Author: Vinnie Nguyen



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdima.org>

MCCANNA HILLS

TENTATIVE TRACT NO. 33978
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



GENERAL INFORMATION

This map is prepared for the purpose of showing the proposed subdivision of the land shown on the map into lots and blocks.

The boundaries of the lots and blocks are shown on this map. The boundaries of the lots and blocks are shown on this map.

LEGAL DESCRIPTION

Tract No. 33978, McCanna Hills, County of Riverside, State of California.

OWNER

McCanna Hills, TTM 33978

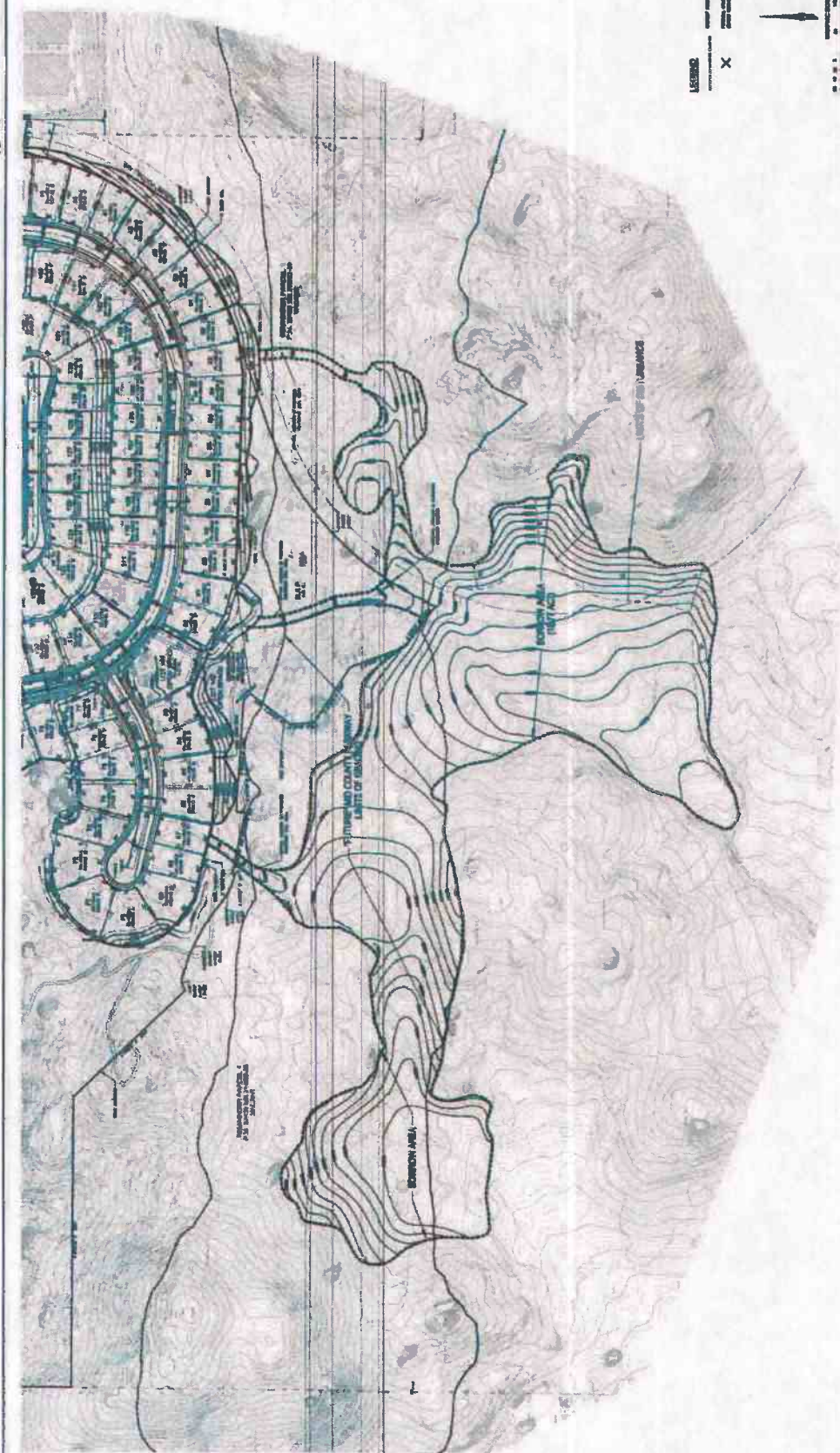
ENGINEER

Engineering Solutions, Inc.

DATE

2010





LEGEND
X



BORROW AREA

DATE: _____	COUNTY OF MARIETTA	SCALE: _____
DATE: _____	McCARNA HILLS	SHEET: 2
DATE: _____	TTM 33676	OF 2

ENGINEERING SOLUTIONS CONSULTANTS

ENVIRONMENTAL IMPACT REPORT No. 319, ADDENDUM No. 3

The McCanna Hills Specific Plan No. 246, Amendment No. 4



Prepared by:
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501



Assisted by:
Psomas
1500 Iowa Avenue, Suite 210
Riverside, California 92507

DATE: April 19, 2019

EA No. CEQ190007

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT NO. 319	
ADDENDUM NO. 3, ENVIRONMENTAL ASSESSMENT NO. CEQ190007	3
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY	6
I. PROJECT INFORMATION	6
II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING.....	12
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	16
IV. DETERMINATION	17
V. ENVIRONMENTAL ISSUES ASSESSMENT.....	19
VI. EARLIER ANALYSES	99

APPENDICES

Appendix

- A Project Information
- B Air Quality Impact and Greenhouse Gas Analyses
- C Noise Impact Analysis
- D Traffic Impact Analysis
- E Cultural Resources Survey Report
- F Revised Preliminary Geotechnical Evaluation
- G Inundation Materials
- H Phase I Environmental Site Assessment
- I Biological Resources

**INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT NO. 319
ADDENDUM NO. 3, ENVIRONMENTAL ASSESSMENT NO. CEQ190007**

The proposed Project will entitle and facilitate the construction of Tentative Tract Map 33978 Revision No. 1 (TR33978R01), which is a Schedule "A" Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. TR33978 was redesigned to accommodate the Mid-County Parkway (MCP), which lies just south of the Project site. The proposed Revised TTM includes 18 acres of open space and 10.4 acres reserved as unimproved open space. The development footprint (streets and residential lots) of the proposed Project is 29.9 acres compared to 34.3 acres on the approved TTM.

TR33978 is within Planning Areas 1 and 2 of the McCanna Hills Specific Plan (SP246) the environmental impacts of which were evaluated in Environmental Impact Report No. 319 (EIR319). There have been two addendums to EIR319 since that time (EIR319-A1 and EIR319-A2). For the purposes of the following analysis, EIR319, EIR319-A1, and EIR319-A2 are jointly referred to as the "previously Approved Project" or "Previous CEQA Documents".

Under *CEQA Guidelines*, Section 15162, if 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 to the EIR;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions to 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 (State *CEQA Guidelines* Section 15162). Therefore, once an EIR has been approved, no subsequent or supplemental EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

- 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;
- Substantial changes occur 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
- 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 of 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;
- 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.

Under Section 15164 of the *CEQA Guidelines* if the Lead Agency determines that the changes in the Project would not result in the a subsequent or supplemental EIR, than an Addendum could be prepared to assess the minor modifications of the Project that have transpired since the preparation of the EIR.

Specifically, Section 15164 of the *CEQA Guidelines* states: 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 above, calling for the preparation of a subsequent EIR of occurred.

In processing TR33978R01 for conformance with CEQA, the attached Riverside County Environmental Assessment (EA) Form, equivalent to the CEQA Initial Study (IS) Checklist, was conducted to determine if the changes proposed by the Project, represented by the Pending Application, will trigger any new significant environmental impacts as compared to those analyzed in EIR319. The EA/IS, therefore, classifies impacts in one of four ways:

- Potentially Significant New Impact
This category is utilized for any potentially significant new impact that was not analyzed in EIR319, EIR319-A1, or EIR319-A2.
- Less than Significant New Impact with Mitigation Incorporated
This category is utilized for any new impacts which were not analyzed or found less than significant in EIR319, EIR319-A1, or 319-A2 but are nonetheless found to be less than significant with mitigation incorporated.
This category is also utilized to identify impacts which are equal to or less than the impacts found analyzed in EIR319, EIR319-A1, or 319-A2 that require revised or eliminated mitigation measures that are specific to the proposed Project.
- Less than Significant New Impact
This category is utilized for any new impacts which were not analyzed or found in EIR319, EIR319-A1, or 319-A2 but which are nonetheless less than significant.
- No New Impact
This category is utilized for impacts which are equal to or less than impacts found and analyzed in EIR319, EIR319-A1, or 319-A2.

The result of this EA is that the environmental impacts of the proposed Project, would not require substantial changes to EIR319, would not create any form of significant environmental impacts, which were not previously analyzed in the Previous CEQA Documents, nor would the impacts of the modified Project be more severe than those already analyzed in the Previous CEQA Documents. The Riverside County Planning Department determined that an Addendum to

EIR319 is the appropriate mechanism of environmental review for the proposed Project based on the following facts:

- No changes to the Specific Plan boundaries are being proposed. As a result, the environmental impacts to natural land resources that are associated with the physical boundary of the Project have already been analyzed in the Previous CEQA Documents. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology and water quality, and mineral resources would be no greater than effects that were previously analyzed.
- Since no changes to the Specific Plan land uses or the allowable land uses are being proposed that would increase the intensity of the development, the potential impacts to air quality are no worse than those previously analyzed. This conclusion is supported by an air quality study prepared specifically for TR33978R01 to current air quality district standards, which demonstrates the Project would have less than significant impacts relative to air quality.
- The proposed Project includes minor revisions to the Circulation Plan approved for SP246A4 and analyzed in EIR319-A3 as a result of the approval of the MCP just south of the Project area.
- The proposed Project would not result in any increase in the number of vehicular trips per day than those estimated for the Project in the Previous CEQA Documents. This conclusion is supported by a traffic study (Traffic Impact Analysis – TIA) prepared specifically for TR33978R01 to current County standards, which demonstrates the Project would have less than significant impacts relative to local and regional traffic and would pay established Development Impact Fee (DIF), Traffic Uniform Mitigation Fee (TUMF), and fair share contributions to necessary traffic improvements.
- The proposed Project would not substantially alter the present or planned land use of the area, and noise impacts from construction and operation would be similar to those previously examined in the Previous CEQA Documents. This conclusion is supported by a noise study prepared specifically for TR33978R01 to current County standards, which demonstrates the Project would have less than significant impacts relative to short- and long-term noise.
- Following the certification of EIR319 and subsequent adoptions of EIR319-A1 and EIR319-A2, no new information of substantial importance has become available, which was not known or could not have been known at the time EIR319 was prepared. It should be noted that the County approved the EIR/EIS in March of 2015 specifically for the MCP, which is approximately a quarter mile south of TR33978R01, but its environmental impacts were considered separate from those of the proposed Project and would have no direct impact or influence on TR33978R01.
- Certain Mitigation Measures identified in EIR319 and the most recently-approved Previous CEQA Documents that apply to TR33978R01 remain appropriate and applicable to the proposed Project and are identified in this EA in the appropriate analysis sections.

This Introduction, the EA/IS Form (Initial Study), and the Mitigation Monitoring Program for TR33978R01 collectively make up the Environmental Impact Report (EIR) No. 319, Addendum No. 3 (EIR319-A3), applicable proposed Project, referred to from this point on as the proposed "Project".

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ190007

Project Case Number(s): Tentative Tract Map No. 33978, Revision No. 1 (TR33978R01)

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Contact Person: Jason Killebrew, Project Planner

Telephone Number: (951) 955-0314

Applicant's Name: Barry Gross, McCanna Hills Partners, LLC

Applicant's Address: 100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

I. PROJECT INFORMATION

Background:

The original Preissman Specific Plan, Specific Plan 246, was adopted by the Riverside County Board of Supervisors on December 27, 1994. The associated Environmental Impact Report (EIR) 319 was certified by the Board of Supervisors on the same date. The Preissman Specific Plan comprises 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres for parks, 20 acres for schools, 282.6 acres for natural open space, and 43 acres for project roadways.

Specific Plan 246 was renamed McCanna Hills and revised to consist of 930.32 acres of amendment area and 217 acres retained with development designations as per the Preissman Specific Plan. The 1,147.32-acre site lies within Sections 14, 15, 22 and 23 of Township 4 South, Range 3 West, San Bernardino Base and Meridian. Likewise, the proposed project occupies same basic location and footprint with several minor changes to allow for the MCP, modified open space for cultural resources, a bus stop on Walnut Avenue west of Sherman Road, and use of an onsite borrow area to help reduce offsite soil importation during grading (see Table A below).

Tentative Tract Map 33978 (TR33978) was approved in March of 2007 as a Schedule "A" Subdivision of 51.15 acres into 139 single family residential lots with a minimum lot size of 6,000 square feet, 2 open space lots to preserve the undeveloped character of the land with rock outcroppings, and 5 open space lots to be landscaped. The approved Tentative Tract Map has a total of 16.8 acres preserved as open space.

The following Table A summarizes the previous land use entitlements associated with the proposed Project:

Table A: Entitlements Related to TR33978R01

Specific Plan	Adopted	CEQA Document (Env. Assessment)	Approved	Purpose
Preissman Specific Plan No. 246	12/27/94	EIR No. 319 (N/A)	12/27/94	Original Approval
SPA No. 246A1	8/23/05	EIR Addendum No. 1 (EA 39988)	8/23/05	TTM 33977 Minor Change No. 1
SPA No. 246A2	N/A	N/A	N/A	Proposed in 2007 but Withdrawn (no action)
SPA No. 246A3	8/8/15	EIR Addendum No. 2 (EA 42820)	8/8/15	TR33978 without MCP (original)
Project	--	EIR Addendum No. 3 (EA CEQ190007)	--	TR33978R01 with MCP, modified park space, and borrow area

MCP = Mid-County Parkway; N/A = Not Applicable
 Source: Engineering Solutions 2019

Project Description:

The proposed "Project" is a Revision No. 1 to TR33978, (TR33978R01), which is a Schedule "A" Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. The proposed revision would designate 3.18 acres for the Dedication required for the future MCP, which is a planned six-lane freeway that runs along the southern boundary of TR33978.

Mid-County Parkway (MCP). The MCP Capital Improvement project is a proposed 16-mile General Plan¹ highway corridor that would connect Perris to the west at Interstate 215 (I-215) and San Jacinto to the east at State Route 79 (SR-79). TR33978 was revised so that the future MCP right-of-way would not be encumbered by either subdivided lots or open space reserve. The Borrow Area of approximately 15.8 acres, which is a contiguous property (TR33977-M1) immediately to the south of the project tract boundary, also owned by McCanna Hills LLC. Both the borrow area and the project site are within the McCanna Hills Specific Plan boundaries with the MCP acknowledged on TR33978R01 exhibit.

Borrow Area. The Project proposes the use of a "borrow area" of approximately 15.8 acres (see attached map) that was planned for later phases of Project construction that may be used to provide fill for onsite permanent embankments, pads, and streets. This would eliminate offsite truck trips to import soil. The project engineer has estimated Project grading would result in 272,700 cubic yards of cut and 490,200 cubic yards of fill, with 217,500 cubic yards of soil to be imported from the adjacent borrow area. As indicated above, the use of this onsite borrow area would eliminate offsite truck trips to haul soil, which would also help reduce construction-related air pollutant emissions. It is possible that rock crushing will be performed onsite to reutilize materials during grading and trenching as appropriate. It would also help reduce offsite transport of rock materials and would be located as far from existing residential uses as possible to minimize noise impacts.

In summary, the proposed revision does not increase the number of residential lots, decreases the footprint area of the tract by 4.4 acres, increases the area of undisturbed open space, and sets aside the area necessary for the future MCP.

¹ The County General Plan is entitled the Riverside County Integrated Plan (RCIP)

Technical Studies:

Technical studies for air quality, greenhouse gas (GHG) emissions, noise, and traffic were prepared and/or updated. The following summarizes the results of those studies.

AIR QUALITY. An updated air quality study (Urban Crossroads 2018, see Appendix B) was prepared² for TR33978R01 to identify both short-term localized and long-term regional air quality impacts and determine if any new or revised mitigation measures are required that were not identified in the previous CEQA documentation for this Project. The air quality study looked at potential impacts for both construction and operation or occupancy of the proposed residential Project and found all impacts would be less than significant according to applicable standards established by the South Coast Air Quality Management District (SCAQMD). This determination included the implementation of regional air pollution control measures adopted by the SCAQMD (e.g., Rule 402 and 1113) as well as standard Conditions of Approval (COAs) by the County regarding fugitive dust and construction site vehicular and equipment emissions.

The study also determined the following: no carbon monoxide "hot spots" were identified as a result of adding Project traffic to local intersections; Project construction did not exceed any Local Significance Thresholds (LSTs) established by the SCAQMD; no significant impacts on sensitive receptors were identified; and no significant impacts related to odors were identified due to the type of land uses proposed. Since Project-specific emissions were below SCAQMD thresholds and were consistent with current land use designations and zoning, the study also concluded it was consistent with the current Air Quality Management Plan (AQMP).

GREENHOUSE GAS EMISSIONS. When EIR319 was initially approved for this Project, an assessment of GHG emissions was not required. Since then, the County prepared a Climate Action Plan (CAP) in 2015 as part of an Amendment to its General Plan (GPA). The CAP includes screening tables for small projects. An assessment of potential impacts related to GHG emissions³ was prepared for TR33978R01 (Urban Crossroads 2018, see Appendix B) based on the County's current CAP and GHG policies. The County CAP set a numeric screening threshold of significance for GHG emissions at 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) emissions per year to determine if additional GHG analysis was required and was an acceptable approach for small projects. This approach uses a widely accepted screening threshold used by many cities in the South Coast Air Basin (SCAB) and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*, which identifies a screening threshold to determine whether additional analysis is required. According to the GHG study, TR33978R01 would result in approximately 936.5 MTCO_{2e} per year from construction, area, energy, waste, and water usage and an additional 1,906 MTCO_{2e} per year from mobile sources assuming all Project vehicle trips are considered "new" trips resulting from development of the Project. The study provides a "worst case" estimate that the Project could generate up to 2,842.5 MTCO_{2e} per year, which would not exceed the SCAQMD's numeric threshold of 3,000 MTCO_{2e}. Therefore, the Project would not result in a cumulatively considerable environmental impact pertaining to GHG emissions.

In addition, the GHG study determined the Project would not conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions including the California Air Resources Board's (CARB) Scoping Plans of 2008 and 2017 and the County of Riverside CAP. The study concluded that the TR33978R01 would have less than significant impacts related to GHG emissions, and no project-specific mitigation was required.

² "McCanna Hills TTM 33978 Air Quality Impact Analysis", Urban Crossroads, November 30, 2018.

³ "McCanna Hills TTM 33978 Greenhouse Gas Analysis", Urban Crossroads, November 30, 2018.

NOISE. An updated noise study was prepared⁴ to identify site-specific noise attenuation design parameters for TR33978R01 (Urban Crossroads 2018, see Appendix C). Primary noise impacts would result from Project traffic on 14 nearby roadway segments. The study found that...*“future exterior traffic noise levels at the Project site are shown to range from 58.6 to 59.8 dBA CNEL at the outdoor living areas (backyards) with the planned 3- to 6-foot high noise barriers adjacent to Walnut Avenue and Sherman Road, respectively. Therefore, no additional exterior noise mitigation is required to satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use.”* The study also recommended use of standard residential construction methods (e.g., minimum 27 STC-rated windows), including the installation of air conditioning in all residential units to achieve required indoor noise standards.

Offsite noise impacts from Project traffic were determined to be less than significant according to the established County and City of Perris⁵ standards. The noise study examined noise impacts both without and with Project traffic under the following scenarios, consistent with the updated traffic impact analysis (TIA), as discussed below: existing conditions; existing plus ambient growth (Year 2021); and existing plus ambient growth plus cumulative developments (Year 2021). Section 7 of the traffic study provides a detailed analysis of all scenarios in written and tabular form.

Construction-related noise and vibration impacts were also evaluated and found to be less than significant. However, the study did identify standard grading and construction practices that have been incorporated into the COAs for TR33978R01 to assure temporary noise and vibration impacts from Project development would not be significant.

TRAFFIC. An updated Traffic Impact Analysis (TIA) was prepared⁶ for TR33978R01 (Urban Crossroads 2018, see Appendix D) to identify any specific traffic related impacts and determine if any new or revised mitigation measures were required that were not identified in the previous CEQA document for this Project. The TIA determined that the proposed 139 residential units would generate 1,312 total vehicle trips with 103 AM peak hour trips and 138 PM peak hour trips (TIA Table 4-1). The TIA examined traffic impacts both without and with the Project traffic under the following scenarios: existing conditions; existing plus ambient growth (Year 2021); and existing plus ambient growth plus cumulative developments (Year 2021). The TIA analyzed nine local intersections including eight that were all or partially in the City of Perris in the immediate vicinity of the site. The TIA also assessed the cumulative traffic impacts of 32 other private development projects in the surrounding area (TIA Table 4-2).

The TIA determined that TR33978R01 would not result in any study area intersections exceeding either County or City of Perris standards under any of the anticipated scenarios outlined above. The TIA concluded that the Project would be required to contribute to the County’s Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF) programs. The TIA also acknowledged that other development projects in the surrounding area already made, were in the process of making, or were planning to make many of these anticipated intersection and roadway improvements.

The following sections of the TIA evaluated the various traffic impact scenarios at local intersections:

- Section 5 - Existing Plus Project
(Summarized in Table 5-1)
- Section 6 - Existing Plus Ambient Growth Plus Project (Year 2021)

⁴ “Noise Impact Analysis for McCanna Hills TTM 33978”, Urban Crossroads, December 14, 2018.

⁵ Several sensitive receptors are in the City of Perris adjacent to the project site, so City noise standards were also used.

⁶ “McCanna Hills TTM 33978 Traffic Impact Analysis”, Urban Crossroads, December 12, 2018.

(Summarized in Table 6-1)

- Section 7 – Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic (2021)
(Summarized in Table 7-1)

The TIA also identified a number of onsite or adjacent improvements at Walnut Avenue and Sherman Road that TR33978R01 would be responsible for as part of the County's development approval process (TIA pages 8-10 and Exhibit 1-4). The TIA concluded that Project traffic under all the anticipated scenarios would not exceed level of service standards established by the County and the City of Perris, so TR33978R01 would not result in significant traffic impacts, and no offsite project-related improvements were recommended.

The revised TR33978R01 would also provide a bus stop on Walnut Avenue west of Sherman Road acceptable to the Riverside Transit Authority (RTA) and built to their requirements.

CULTURAL RESOURCES. At the request of the County Archaeologist, the Project Cultural Resources Assessment (CRA) was updated⁷ (i.e. as an "addendum" to the original report) and submitted to the County Archaeologist on November 30, 2018 for review and approval. The County Archaeologist has since made a series of comments on the revised study, which have been incorporated into the CRA through January of 2019 (Psomas 2019, see Appendix E). The changes in the CRA reflect a review of current conditions on the site as well as the changes in open space areas intended to protect identified cultural resources onsite. The addendum stated the following conclusions:

The goal of the addendum to the Cultural Resources Study is to provide information regarding documented and newly identified cultural resources within the 66.95-acre Project area, as well as an indication of the archaeological sensitivity of the surrounding area. The results of the EIC records search identified 40 prior cultural resources studies within the search area indicating that the region, including the Project area, has been surveyed by qualified archaeologists between 1974 and 2017. Eighty-eight previously recorded cultural resources have been identified within the search radius: 74 prehistoric sites, 9 historical sites, 1 multicomponent site, 2 prehistoric isolates, and 2 historical isolates.

Although the NAHC Sacred Lands File search was negative for known sacred Native American cultural resources within the Project area, numerous prehistoric sites have been identified in archaeological surveys near the Project area. These resources include lithic scatters, milling features, temporary campsites, habitation sites, and rock art. This indicates a full spectrum of human activities took place near the Project area, from the extraction, processing, and subsequent use of raw materials, to short-term occupation.

Previously documented historical resources relate to both residential and economic activities, and include a historical refuse scatter, foundations and structures, homesteads and water conveyance features, such as aqueducts and the Perris Dam.

The 2018 and 2019 field surveys failed to identify cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various areas. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re-located and the site records updated (Confidential Attachment E) as part of the study.

⁷ "Cultural Resources Survey Report for the McCanna Hills TTM 33978" by Psomas dated February 2019

Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.

In summary, the updated cultural assessment concluded there are no identified cultural resources within the disturbance limits of the most current version of TR33978R01.

GEOTECHNICAL. Petra Geosciences prepared⁸ a revised geotechnical evaluation for the Project dated December 13, 2018 (see Appendix F). This appendix also contains documentation on approving Engineering Solutions as changing the Engineer of Record for the Project. The updated geotech report identified existing geologic and soil conditions on the TR33978R01 site along with specific design criteria based on identified constraints and limitations for grading, building construction, retaining walls, utility placement, etc.

FLOODING/INUNDATION. Two flood-related maps are provided in Appendix G including Figure S-10, Dam Failure Inundation Zones, from the County General Plan dated December 8, 2015, and an inquiry map from County GIS showing preliminary potential inundation elevations relative to TR33978R01 dated January 30, 2019.

HAZARDOUS MATERIALS. A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by Petra Geosciences dated September 12, 2018 (see Appendix H) to determine if the site had any potential for contamination by hazardous materials. The ESA identified historical land use activities on the site, including possible agricultural chemicals from dry farming on the site from as far back as 1938. Soil testing will be conducted prior to grading to assure onsite soils meet hazmat thresholds for residential properties.

BIOLOGICAL RESOURCES. Psomas prepared a "Burrowing Owl Survey for the McCanna Hills 139 Project, Riverside County, California – TR33978R01" dated June 4, 2018 (see Appendix I). The report found no evidence of the species present on the site as of the time of survey.

HYDROLOGY/WATER QUALITY. Two new water-related reports were prepared for the Project: (a) "Preliminary Hydrology and Hydraulics Study for McCanna Hills TTM 33978" dated December 22, 2018 per County Flood Control District requirements; and (b) "Project Specific Water Quality Management Plan (WQMP)" dated December 20, 2018. Both reports were prepared by prepared by JLC Engineering and Consulting, Inc. (see Appendix J). The Hydrology Report evaluated drainage and flood-related issues on the Project site, including 2-year, 10-year, and 100-year peak offsite flows to help design onsite detention facilities and related storm drain/flood protection improvements. The WQMP identified the site-specific best management practices (BMPs) that TR33978R01 would need to implement to prevent long-term water quality impacts onsite and downstream of the site.

⁸ "Revised Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, TTM 33978" by Petra Geosciences dated December 13, 2018

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

B. **Total Project Area:** TR33978R01 equals 51.15 acres

Residential Acres: 29.9 **Lots:** 139 **Units:** 139 **Projected No. of Residents:** 459
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

C. **Assessor's Parcel No(s):** TR33978R01 consists of a portion of APN 307-410-001

D. **Street References:** Interstate 215 (I-215) provides north-south regional access to the Project site (TR33978R01), while Ramona Expressway provides north-south regional access. Access to the Project site is obtained via Walnut Avenue at two locations. The revised TR33978 has eliminated access from Sherman Road.

E. **Section, Township & Range Description or reference/attach a Legal Description:** TR33978R01 is located south of Lake Perris, within the Lakeview Nuevo area of western Riverside County. Figure 2-1, Regional Location, shows the Project's location in the broader regional context. TR33978R01 is located in Section 14 of Township 4 South, Range 3 West, San Bernardino Base and Meridian.

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

The Project site lies east of I-215 and south of State Route 60 (SR-60). Nearby General Plan roads include Ramona Expressway to the north, Perris Boulevard to the west, and Lakeview Avenue to the east of TR33978R01. The Project is proximate to the city limits of Perris to the north/northwest, adopted SP239 to the east, rural residential uses and vacant land to the south and west, and adopted SP251 to the southwest. Lake Perris, the San Jacinto River, and March Air Reserve Base are nearby landmarks within western Riverside County.

The Project site is vacant and characterized by rocky knolls covered with native vegetation and surrounded by cultivated farmland. Two types of wildlife habitat can be found on the site: natural sage-scrub and rock outcrops and boulders. In 1992, three plant communities were identified on the proposed Project site: coastal sage scrub vegetation, annual grassland, and cultivated fields. The property covered by TR33978R01 is equivalent in location and size to the approved TR33978 except for the previously identified minor Project changes. Recent biological assessments of the Project site confirmed these vegetation types still exist on the Project site, but their condition has become somewhat degraded in recent years due to a series of small unauthorized off-highway roads.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. General Plan Land Use Designation

Community Development (CD) General Plan Component, Medium Density Residential (MDR), Open Space – Conservation (OS-C), and Open Space – Recreation (OS-R) land use designations.

B. Area Plan Land Use Designation:

Lakeview/Nuevo Area Plan

C. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** McCanna Hills SP No: 246
2. **Specific Plan Planning Area, and Policies, if any:** TR33978R01 consists of Specific Plan 246: Planning Areas 1 and 2A (see applicable Planning Area Policies and Standard below from Specific Plan Section 4 dated April 15, 2015).

4.0 PLANNING AREA SPECIFIC DEVELOPMENT STANDARDS

4.1 Planning Area 1

4.1.1 Land Use

Planning Area 1, as illustrated in Exhibit 4.1, is located in Village I south of Walnut Avenue in the northwest corner of the Specific Plan. The 21.6-acre residential neighborhood is proposed with a maximum of 80 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point on Walnut Avenue. Secondary access to Planning Area 1 is anticipated to be through Planning Area 2 from Foothill Avenue. This will require the secondary access through Planning Area 2 to be developed in conjunction with Planning Area 1. Residential Planning Area 1 is bounded by Planning Area 2 to the east, and Planning Areas 3, 4, and 5 to the south. The proposed project would not utilize Foothill Avenue for access, it will however provide dedication for the road outside of the tract boundary.

As shown in Exhibit 4.1, a perimeter wall will bound Planning Area 1 to the north along Walnut Avenue where deemed appropriate by the County of Riverside and the developer. An open space transition area as depicted in the concepts on Exhibit 5.15B will be used where deemed appropriate by the County and the developer on the edge of Planning Area 1 where it is adjacent to open space.

4.1.2 Development Standards

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.
2. Access to Planning Area 1 will be achieved from Walnut Avenue, and from the adjacent Planning Areas 2. Final access points to the planning area will be determined at time of tentative tract map submittal. TR33978R01 will have two points of access from Walnut Avenue.
3. A neighborhood entry, as depicted in Exhibits 5.6 and 5.7, will be constructed in the northeast corner of the planning area from Walnut Avenue.
4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue.
5. Perimeter walls or view fence where deemed appropriate by the County and the developer, as depicted in Exhibits 5.16, A and B, will be constructed along the areas adjacent to Walnut Avenue where residential rear or side yards are adjacent to the roadway.

6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.

7. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for new residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).

8. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted to the Fire Department as necessary for approval.

9. According to preliminary site investigations conducted, the specific plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, potential sites will be investigated further and mitigation measures will be recommended as necessary.

4.2 Planning Areas 2A and B (Note: TR33978R01 consists of PA 1 and 2A only)

4.2.1 Land Use

Planning Area 2A, as illustrated in Exhibit 4.1, is located in Village I at the southwest corner of Walnut Avenue and Sherman Road (or the northerly extension of Foothill Avenue). Planning Area 2A is a 17.2-acre residential neighborhood proposed with a maximum of 64 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point along Foothill Avenue. Secondary access to Planning Area 2 is anticipated through Planning Area 1 from Walnut Avenue. This secondary access is required to be developed in conjunction with Planning Area 2.

4.2.2 Development Standards

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.

2. Access to Planning Area 2 will be achieved from one neighborhood entry off of Foothill Avenue (southerly extension of Sherman Road). Final access points to the planning area will be determined at time of tentative tract map submittal.

3. A neighborhood entry, as depicted in Exhibits 5.6 and 5.7, will be constructed at Foothill Avenue.

4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue and Foothill Avenue.

5. Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be installed along Walnut Avenue and Foothill Avenue where residential rear or side yards are adjacent to the roadway and where deemed appropriate by the County and the developer.

6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.

7. According to preliminary site investigations conducted, the specific plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.

8. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for new residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).

9. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted as necessary to the Fire Department for approval.

Analysis: The proposed TR33978R01 complies with all these requirements as applicable from the most current Specific Plan 246 (McCanna Hills Specific Plan 246-A3).

D. Existing Zoning: Specific Plan

E. Proposed Zoning, if any: N/A

F. Adjacent and Surrounding Zoning: North: City of Perris; East: Specific Plan; West: Rural Residential; South: Specific Plan.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were identified in the original EIR319 as being potentially significant under CEQA, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated".

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

In contrast, the environmental factors checked below (X) were identified in this EA for the Project (TR33978R01) as being potentially significant under CEQA, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

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

Signature

Date

Jason Killebrew
Printed Name

Project Planner
Title

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Riverside County Environmental Assessment (EA), equivalent to the State CEQA Initial Study (IS) Checklist, has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the proposed development. In accordance with California Code of Regulations, Section 15162 and 15163, this EA/IS is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), Addendum to the Preissman Specific Plan EIR No. 319 for SP246 (formerly the Preissman Specific Plan but now known as the McCanna Hills Specific Plan) or a Supplemental EIR is required for the proposed Project. The purpose of this EA/IS is to inform decision-makers, affected agencies, and the public of the potential environmental impacts associated with the implementation of the proposed Project and provide a basis of information and analysis to determine the appropriate environmental document for the McCanna Hills Specific Plan.

If the box under "Potentially Significant Impact" is marked, it indicates there is an impact that cannot be reduced to less than significant levels even with the implementation of the recommended mitigation measures. If the box under "Less Than Significant with Mitigation Incorporated" is checked, it indicates that mitigation measures have been incorporated that would reduce the potential impact of the Project to a less than significant level. If the box under "Less Than Significant Impact" is marked, it indicates the potential impact is the same or less than significant. If the box under "No Impact" is marked, the Project would have no demonstrable impact on that particular environmental topic. At the end of each topical section Addendum Determinations are provided to identify the rationale for selecting the Addendum as the appropriate environmental document. In addition, mitigation monitoring referred to throughout this document would be further defined in a separate Mitigation Monitoring and Reporting Program (MMRP) document for TR33978R01 with notes to indicate if the measures apply to TR33978R01. Any applicable mitigation was identified in EIR319 where no new mitigation measures have been identified as a result of this EA/IS.

IMPORTANT NOTES

This EA/IS addresses all issues outlined in the latest State CEQA Guidelines Appendix G Checklist although a number of those issues were not required previously and were not evaluated in EIR319, including greenhouse gas emissions, energy (conservation), wildfire, agriculture and forest resources, etc.

The text will indicate which mitigation measures from the Previous CEQA Documents that specifically apply to the proposed TR33978R01 although all of the mitigation measures from EIR319 are provided (i.e., the measures that do not apply to TR33978R01 will be in strike out text).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Except as provided for in Public Resources Code Section 21099, would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure C-9 "Scenic Highways", page C-47 (page 194 of 665 on RCIP CD), EIR319.

Findings of Fact:

EIR Conclusion (threshold 1a). Ramona Expressway and Nuevo Road are designated as scenic corridors in the Lakeview/Nuevo Community Plan, and the Ramona Expressway is eligible for inclusion in the County Scenic Highway Program. The EIR concluded earthmoving for SP246 would alter existing views, which could affect views from the Ramona Expressway. This also applies to TR33978R01 (Final EIR319, Ex. Sum, page 6-14).

EIR Conclusions (thresholds 1b-c). The proposed Project site overall contains mature trees, rock outcroppings or other scenic resources. This conclusion also applies to TR33978R01. However, onsite resources have already been incorporated into open space areas within the revised tract map, therefore the proposed Project would not damage those visual resources or result in significant aesthetic impacts regarding views.

TR33978R01 (thresholds 1a-c). The Project is located in proximity to the future MCP, which is classified as a County Eligible Scenic Highway Corridor. The site is currently not adjacent to any State designated scenic highway corridors. The Project area is non-urbanized at present but has been slowly developing over the years with mainly residential uses. The Project site has been long planned for residential uses and its development is not expected to significantly degrade the visual character of the area. The Project site would not block views of the mountains and valleys to the north from MCP since the site is at a lower elevation than the adjacent segment of the MCP. TR33978R01 would therefore have less than significant aesthetic impacts consistent to the conclusions in the EIR319 and other Previous CEQA Documents.

TR33978R01 has been designed to create open space areas to protect the rock outcroppings with identified cultural resources which will also improve views onto the site. The borrow area that was added to minimize offsite soil import would be visible from some portions of the Project until the MCP is constructed. These changes would incrementally reduce any long-term visual impacts.

Mitigation: The following is the list of mitigation measures (MMs) for *Aesthetics* (page 6-106) included in the adopted Final EIR319 for the Preissman Specific Plan 246 and carried forward in the Previous CEQA Documents that apply to TR33978R01.

1. Vegetation removed during grading in the areas adjacent to the Ramona Expressway shall be replaced and maintained as part of the development. Landscaped entry nodes will be provided and maintained by the developer, CSA, or homeowners' association.
2. The Specific Plan's Grading Plan and Landscape Plan shall be followed throughout the project.
3. ~~The unique rock outcroppings of the Bernasconi Hills shall be maintained as open space, or in areas where development is scheduled, will follow standards as delineated in the Specific Plan.~~
4. Watering trucks will be used during construction activities to help prevent dust and erosion.
5. ~~Commercial centers will be buffered from to adjacent residential planning areas and roadways.~~
6. Mitigation monitoring will be provided by the County of Riverside as part of their review of subsequent development applications.

Monitoring: TR33978R01 would implement all the above mitigation measures except for #3, which does not apply to this tract; and #5, which does not apply as it addresses commercial centers not currently included in TR33978R01. Riverside County's Building and Safety Department will monitor that mitigation of impacts to scenic resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS data base, Ord. No. 655, EIR319

Findings of Fact:

EIR Conclusion (threshold 2a). SP246 is within the Mt. Palomar Nighttime Lighting Policy Area. According to the County GIS system, the proposed Project site lies within the area subject to the provisions of Ordinance No. 655 regarding outdoor lighting on private properties. The subject site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Approximately 36 miles northwest of the Mt. Palomar Observatory). Outdoor lighting associated with the proposed Project would include, but not be limited to, street lights, outdoor residential lighting, park lights, and seasonal lighting. SP246 contains design guidelines and development standards and general

sign guidelines for planned commercial uses but there are no residential lighting standards relative to Mt. Palomar. The Project has been conditioned for all proposed lighting to comply with Ordinance No. 655. With compliance with Ordinance No. 655, the Project would have less than significant impacts on lighting relative to the Mt. Palomar Observatory.

TR33978R01. The Project is consistent with the Specific Plan so its lighting impacts relative to Mt. Palomar would be similar to those already identified in the Previous CEQA Documents (i.e., less than significant with compliance with Ordinance No. 655).

Mitigation:

1. The tentative tract map is conditioned to provide a note on the map's Environmental Constraint Sheet (ECS) indicating that proposed outdoor lighting systems must comply with Ordinance No. 655 requirements.

Monitoring: This mitigation measure (#1) applies to TR33978R01. Riverside County's Building and Safety Department will monitor that mitigation of light or glare impacts to the Mt. Palomar Observatory is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Site Visit, Project Description, EIR319.

Findings of Fact:

EIR Conclusions (thresholds 3a-b). SP246 would add lighting typical of suburban residential development (e.g. street lights, outdoor residential lighting, park lights, and seasonal lighting) but would not create a new source of substantial light or glare, which would adversely affect day or nighttime views. The Project would not expose residential properties to unacceptable light levels.

TR33978R01 (thresholds 3a-b). The Project would introduce additional lighting into the Project area typical of suburban residential development and would be subject to County design requirements for such lighting. It is not anticipated that this amount or type of outdoor lighting would result in significant aesthetic impacts, similar to the conclusions of the Previous CEQA Documents.

Mitigation: No mitigation measures would be required.

Monitoring: None.

Addendum Determinations for Aesthetics

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the proposed TR33978R01 was designed to add open space areas to cover the rock outcroppings with identified cultural resources. The borrow area was added to minimize offsite soil import and would be visible from some areas of the project until the MCP is constructed. These design changes would incrementally reduce the amount of grading in the areas with outcroppings that are considered potentially significant scenic resources. Aesthetic impacts of TR33978R01 would be equivalent to those identified in the Previous CEQA Documents and less than significant.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319. The Previous CEQA documents required compliance with Ordinance No. 655 regarding Mt. Palomar lighting, and the County will require the tract map to comply with standard residential lighting design requirements. These conditions do not trigger any major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the significant rock outcroppings. No substantial changes in the environmental impacts identified in the EIR are anticipated. The Project applicant has modified the grading plan to further avoid the areas that contain the significant scenic resources (rock outcroppings) and to minimize offsite soil import, which will actually help reduce those impacts from what was previously evaluated. This is not considered a substantial change to the Project description or anticipated environmental impacts of TR33978R01.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project applicant has modified the grading plan to further avoid the areas that contain the significant scenic resources of the rock outcroppings. This is not considered a substantial change to the mitigation measures or the alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-2 "Agricultural Resources", page OS-15 (page 219 of 665 on RCIP CD), GIS database and Project Materials, EIR319, California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) website accessed March 2019.

Findings of Fact:

EIR Conclusion (threshold 4a). SP246 property did support agriculture in the past, mainly dry farming concentrated in the flatter portions of the site and contains Class II soils. Portions of the site were also in the Perris Valley Agricultural Preserve No. 5 under the Williamson Act (agricultural preserve). The FMMP program did not exist when EIR319 was prepared, however, the current FMMP mapping⁹ and past County General Plan concluded the McCanna Hills property is classified as "Farmland of Local Importance" (Final EIR319, Ex. Sum, page 6-11).

EIR Conclusion (threshold 4b). EIR319 indicated portions of the SP246 property (not including TR33978) were formerly within an agricultural preserve (Perris Valley Ag Preserve No. 5), which was dis-established in 1990, and the site was historically used for dry farming and cattle grazing.

EIR Conclusion (threshold 4c). SP246 would not exacerbate a land use conflict with existing agricultural uses, and any farmland conversion in the area would be the natural transition and result of market forces and nearby suburban development.

EIR Conclusion (threshold 4d). SP246 proposes no other changes to the existing natural environment, which could result in further farmland conversion. Impacts were determined to be less than significant for all thresholds, and no mitigation was recommended.

⁹ <https://maps.conservation.ca.gov/DLRP/CIFF/>

TR33978R01 (threshold 4a-d). The Project proposes residential uses on a site and in an area long planned for suburban residential uses and which no longer supports agricultural activities. TR33978R01 is similar in nature to the type and level of development proposed under SP246 and evaluated in the Previous CEQA documents, which concluded that impacts to agriculture were less than significant, and no mitigation was required.

Mitigation: None required.

Monitoring: None required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials, EIR319.

Findings of Fact:

EIR Conclusions (thresholds 5a-c). EIR319 did not evaluate impacts to forest resources as this environmental topic was not required to be evaluated when the EIR was prepared. However, the site did not historically and does not currently contain any significant stands of trees or forest resources.

TR33978R01 (thresholds 5a-c). There are no forest resources onsite so there will be no impacts and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Addendum Determinations for Agricultural and Forest Resources

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the proposed TR33978R01 was proposed on land that was no longer designated or associated with agricultural preserve land. When EIR319 was approved there was no state Farmland Mapping and Monitoring Program although now the TR33978R01 site is now classified as "Farmland of Local Importance." However, the County does not have a program to preserve or maintain local farmland and assumes it will eventually convert to suburban and urban uses based on market and economic conditions. The Project is therefore not expected to have significant impacts on agricultural so the conclusions of the EIR would not change in this regard.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319. The Previous CEQA documents documented past passive agricultural use of the site and the area (i.e., dry farming). The County has no regulations and there are no conditions that would trigger major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

TR33978R01 proposes the same amount and type of development originally approved under SP246 and evaluated in EIR319. Development of the Project would convert the site to suburban residential uses which have been long planned for this site. Therefore, there would be no substantial changes to the Project description or anticipated environmental impacts of TR33978R01.

No Substantial Changes in the Mitigation Measures or Alternatives

EIR319 contained no mitigation measures for loss of former agricultural land and the site never contained any forest resources. The Project would therefore not result in any substantial changes to the mitigation measures or the EIR alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project...				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, EIR319, Project description, site investigation, and an updated Air Quality Study (Urban Crossroads, 11-30-2018).

Findings of Fact:

EIR Conclusion (threshold 6a). Buildout of SP246 would exceed daily AQMD emission thresholds but is consistent with the County's General Plan land use designations for the property. Therefore, development is consistent with the AQMP (Final EIR319, Ex.Sum. page 6-8).

EIR Conclusion (threshold 6b). SP246 is approximately 3.25 miles from the nearest substantial point source emitter, March Air Force Base (now March Air Reserve Base). The operation of the proposed Project would have a substantial adverse impact on air quality, and the operation of heavy equipment during the construction phase would increase local particulate levels and place limited additional diesel emissions in the air for a period of several days. This air quality impact was found to be significant although compliance with the SCAQMD Rule 403 regarding fugitive dust control during grading would reduce the impact of the proposed Project.

EIR Conclusion (threshold 6c). At the time EIR319 was approved the SCAQMD did not have procedures such as local significance thresholds (LSTs) to assess potential impacts of residential uses on nearby sensitive receptors. There were no sensitive receptors in the vicinity of Planning Areas 1 and 2 when EIR319 was approved.

EIR Conclusion (threshold 6d). The only development within SP246 that could cause impacts related to odors are commercial uses. Planning Areas 1 and 2 do not contain commercial uses.

TR33978R01 (thresholds 6a-6d). The Project would contribute a proportional share of the emissions previously estimated for SP246. However, the most recent updated air quality study for TR33978R01 (Urban Crossroads 2018) demonstrates that the Project would produce daily pollutant emissions that are less than the adopted SCAQMD daily significance thresholds and therefore would have less than significant air quality impacts from construction, operation, and on a cumulative basis. The updated study took into account the Project's location adjacent to the future MCP. The updated study also considered current data and methodological requirements of the SCAQMD and their most current Air Quality Management Plan (AQMP 2016).

Mitigation: Previous Final EIR319 (pages 3-89 to 3-90) Mitigation Measures are shown below:

1. The project shall adhere to SCAQMD Rule 403, insuring the cleanup of construction-related dirt on approach routes to the site.
- ~~2. Adequate watering techniques shall be employed to partially mitigate the impact of construction generated dust particulates. The water source should be reclaimed or agricultural, if available. Portions of the project site that are undergoing earth-moving operations shall be watered such that a crust is formed on the ground surface, and then watered again at the end of the day.~~
3. Vegetative groundcover to be used on the site shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation systems needed to water such plants shall be installed as soon as possible to maintain the groundcover and minimize wind erosion of the soil.
4. Construction access roads shall be paved as soon as possible and cleaned after each workday. The maximum vehicle speed limit on unpaved roads shall be 15 miles per hour.
5. Grading operations shall be suspended during first and second stage smog alerts or when wind speeds exceed 30 miles per hour.
6. Any construction equipment using diesel drive internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard.

7. All trucks shall maintain at least two feet of freeboard.
8. Trucks hauling dirt, sand, soil or other loose dirt material off-site will be covered.
9. Construction personnel shall be informed of ridesharing and transit opportunities.
10. Construction parking shall be configured to minimize traffic interference.
11. A flag person shall be used to guide traffic properly and to ensure safety at construction sites.
12. Construction operations affecting off-site roadways shall be scheduled for off-peak traffic hours and will minimize obstruction of through-traffic lanes.
13. Employers of 100 or more persons at a single worksite will comply with SCAQMD Regulation XV, Trip Reduction/Indirect Source. In an effort to increase the average vehicle ridership, employers will consider ridesharing programs, transit incentives, modified work schedules, and parking fees/incentives.
14. The McCanna Hills Specific Plan approval shall be subject to the County adopted trip reduction ordinance.
15. The project proponent shall meet with the local transit agency to determine the location and design of bus stops/shelters and bus turnouts.
- ~~16. Future commercial or retail tenants that will emit air pollutants (e.g.: dry cleaning establishments, photo developing labs) shall be subject to applicable SCAQMD rules and regulations.~~
17. Building construction shall comply with the energy use guidelines in Title 24 of the California Administrative Code.
18. Diesel-powered construction equipment shall be preferred over gasoline-powered equipment, thereby reducing exhaust emissions and evaporative and crankcase hydrocarbon emission reductions.
19. Construction equipment shall be properly maintained and serviced to minimize exhaust emissions.
20. Low emission building materials, such as pre-primed and sanded wood molding and trim products and pre-primed wallboard, shall be considered for construction materials wherever feasible.
21. Use of vacuuming shall be the preferred method for debris removal.
- ~~22. The design of commercial buildings shall include appropriate passive solar design and air conditioning systems that allow cascading of ventilation air from high priority areas (occupied spaces) to low priority areas (corridors, equipment and mechanical spaces), before being exhausted.~~
- ~~23. Energy costs shall be included as part of the capital expenditure analyses for the proposed commercial and office buildings.~~
24. The use of energy efficient street lighting and parking lot lighting (low pressure sodium vapor lights) shall be considered on-site to reduce emissions at the power plant serving the site.
25. Consideration shall be given to the use of solar water heaters and solar pool heaters.

All the above Mitigation Measures apply to TR33978R01 except for #2 because the EMWD has indicated it would not provide reclaimed or agricultural water to this tract, and measures #16, #22, and #23 since the tract does not include any commercial uses. The updated air quality study

concluded that no additional mitigation measures beyond those proposed in EIR319 would be required for TR33978R01. However, it would be subject to the updated SCAQMD Rule 403 for fugitive dust.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of impacts to air quality are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determination for Air Quality

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because TR33978R01 proposes approximately the same number of units in relatively the same location as was approved under SP246 and as analyzed in the Previous CEQA Documents.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319 although regional air quality has slowly improved since that time. The Previous CEQA documents required compliance with current SCAQMD regulations (e.g., Rule 403), and TR33978R01 will comply with the recommended mitigation measures and current SCAQMD regulations.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The updated air quality study for TR33978R01 took into account current data and methodological requirements of the SCAQMD and their most current Air Quality Management Plan (AQMP 2016).

No Substantial Changes in the Mitigation Measures or Alternatives

The updated air quality study identified no additional potential significant impacts and proposed no additional mitigation measures for TR33978R01 regarding air quality impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-4 "Western Riverside County Vegetation", page OS-23 (page 227 of 665 on RCIP CD), GIS Database, Site Visit, EIR319, SP246A3 and EIR319 Addendum #2 by Michael Baker International 2015, and Burrowing Owl Survey dated June 4, 2018 prepared by Psomas (see Appendix I).

Findings of Fact:

EIR Conclusions (thresholds 7a-c). Riverside County's Habitat Conservation Plan (HCP) for the Stephens' Kangaroo Rat in Western Riverside County was the only single-species adopted HCP or Natural Conservation Community Plan (NCCP), which applied to the Project site prior to 2004 (Final EIR319, Ex. Sum, page 6-11). Development of the SP246 property may affect a number of listed or otherwise sensitive species typical of sage scrub and grassland vegetation in western Riverside County (Tierra Madre Consultants, July 17, 1991)(see Appendix I). Loss of vegetation and wildlife habitat was determined to be incrementally significant from development of SP246. EIR319 was prepared prior to approval of the County's Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County.

EIR Conclusion (threshold 7d). Development of the SP246 property would contribute to regional impacts on raptors due to the incremental reduction in foraging habitat (Final EIR319, Ex. Sum, page 6-1).

EIR Conclusions (thresholds 7e-f). Where jurisdictional features are located within the SP246 property, subsequent environmental permitting is needed, which would reduce potential impacts to less than significant levels. Note that Planning Areas 1 and 2 were not identified as containing any jurisdictional resources.

EIR Conclusion (threshold 7g). EIR did not address any specific local regulations regarding biological resources, however, the County has adopted the MSCHP since the EIR was certified.

TR33978R01 (thresholds 7a-g). The Project is now subject to the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County adopted in 2001 by the County and affected resource agencies. It addresses the species potentially affected by TR33978R01 through the payment of an MSHCP implementation/mitigation fee.

The Project site is outside the historic range of the Stephens Kangaroo Rat and its development should not involve take of the species or its habitat. With US Fish and Wildlife Service (USFWS) issuance of an Incidental Take Permit for the Western Riverside County MSHCP on June 22, 2004 which covers take of the Stephen's Kangaroo Rat (SKR) and other species that might be found in the general Project area. Payment of the MSHCP impact fee will constitute full mitigation for potential impacts to listed species or other biological resources associated with TR33978R01.

TR33978R01 does not contain any jurisdictional drainages so no regulatory permitting is required for this Project.

Biological studies for SP246, including TR33978, were completed in 2004 and referenced in 2015 by Michael Baker International as part of the CEQA Documentation for SP246-A3 and their results are included in the Previous CEQA Documents (EIR319 Addendum No. 2)

Specific to TR33978R01, a Burrowing Owl Survey was conducted by Psomas on June 4, 2018, which documented the continued degradation of onsite vegetation and other biological resources since preparation of the biological studies for EIR319A2 and SP246-A3 in 2004.

Mitigation: While the following project-specific mitigation measures for Biological Resources (page 6-99 to page 6-101, EIR319) would reduce some potential Project specific impacts, the impacts would remain significant and unavoidable as was identified in EIR319 and the approved Previous CEQA Documents.

- ~~1. The hillside areas of the Bernasconi Hills having a slope angle greater than 25 percent and large boulders and rock outcroppings constrain development but provide high quality wildlife habitat. Areas associated with the Bernasconi Hills with greater than a 25 percent slope shall be maintained as open space. The land use plan shall include a contiguous area of open space in the rocky hillsides forming the central portions of the property. As described previously, the rocky hillsides are being preserved in open space, on a total of 353 acres of the site.~~
- ~~2. The area north of the Ramona Expressway shall remain undisturbed to retain a contiguous natural area and a wildlife corridor along the base of the Bernasconi Hills between the San Jacinto Wildlife Area and the Lake Perris State Recreation Area. This area shall be added to the Lake Perris SKR Preserve.~~

3. To reduce impacts to areas of natural vegetation on-site, the urban building areas shall be placed on areas formerly utilized for agricultural activities, evidenced by discing and plowing, wherever feasible.
4. ~~The loss of chaparral sand verbena shall be compensated by seed collection from the affected populations at the appropriate time of the year, prior to grubbing or clearing, and revegetation into a suitable mitigation as follows:~~
 - a. ~~A pre-construction survey during the peak flowering period shall be made by the project biologist. During these surveys the limits of each impacted verbena locations shall be clearly delineated with lath and brightly colored flagging.~~
 - b. ~~The existing locations of verbena shall be monitored at approximate intervals by the project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.~~
 - c. ~~Following the seed collection, topsoil from the verbena locations shall be scraped, stockpiled, and used in the selected mitigation location.~~
 - d. ~~The mitigation site shall be located in open space onsite. This site shall not be impacted by any pesticides or herbicides used on adjacent properties.~~
 - e. ~~The verbena mitigation site shall be prepared for seeding as described in a conceptual restoration plan.~~
 - f. ~~The topsoil shall be respread in the selected location as approved by the project biologist. A percentage of the seeds shall be spread in the fall following soil preparation. The remaining percent of the seed shall be kept in storage for subsequent seeding, if necessary.~~
 - g. ~~A detailed maintenance and monitoring plan shall be developed by a qualified biologist. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements, and shall have the full authority to suspend any operation on the project site which is, in the qualified biologist opinion, not consistent with the restoration plan. Any disputes regarding the consistency of an action with the restoration plan shall be resolved by the applicant and the biologist.~~
 - h. ~~The performance criteria developed in the maintenance and monitoring plan shall include requirements for a minimum percent of germination of the number of plants impacted. The performance criteria shall also include percent cover, density, and seed production requirements. This criteria shall be developed by the project biologist following habitat analysis of an existing high quality verbena habitat. This information shall be recorded by a qualified biologist. Additional mitigation measures may be suggested as determined necessary appropriate by the project biologist.~~
 - i. ~~If the germination goal is not achieved following the first season, remediation measures shall be implemented prior to seeding with the remaining seed. Remedial measures shall include at a minimum: soil testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions.~~
 - j. ~~Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.~~

- ~~k. The maintenance and monitoring plan shall be conducted for a three-year period, or up to five years if specified performance criteria are not met by the end of the third year.~~
- ~~5. The central area (Planning Area 25, 36, 44 and 48 totaling approximately 160.6 acres) shall be preserved as open space preserve, which will provide enhancement of this habitat and alleviate impacts caused by development elsewhere on the subject site. Only controlled access along pedestrian and equestrian trails will be permitted.~~
- ~~6. Project residents would be expected to use the open space for passive recreation. This would result in disturbance of natural open space areas adjacent to the proposed development site. An appropriate plan for the management of the open space needs to be submitted to the County of Riverside. The management plan shall restrict uses and provide appropriate fencing. This plan needs to be written by a qualified biologist prior to issuance of the first grading permit.~~
- ~~7. The following mitigation measure for raptors would reduce the potential impact to raptors to a level of less than significant. No earlier than 45 days and no later than 20 days prior to construction or grading/site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August), the applicant shall have a survey conducted by a qualified biologist to determine if active raptor nests protected by the California Fish and Game Code are present in the construction zone or within 200 feet of the construction zone. A report of this field survey shall be submitted to the appropriate agency. Construction can proceed if no active raptor nests are located during this survey. If an active nest is found during the survey, a 500-foot (this distance may vary depending on the bird species and construction activity, as determined by the biologist) fence barrier (subject to the review and approval of a qualified biologist) shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests shall occur. Results of the raptor survey and any subsequent monitoring shall be provided to the CDFG. 8. Prior to issuance of a grading permit or recordation of the final map for Parcel Map No. 32438 affecting either Planning Area 46 or Planning Area 47 of Specific Plan No. 246, the applicant shall comply with the requirements and mitigation measures established by any effective San Jacinto River Plan which may be adopted in the future or alternatively, convey 8.0 acres delineated on the parcel map to the RCA as required by the MSHCP.~~
- ~~8. Landscaping and revegetation shall be accomplished with the inclusion of plants native to this region.~~
- ~~9. All significant vegetation (trees of six inch or larger caliper) disturbed during grading activities shall be replaced on-site at a 3:1 ratio.~~
- ~~10. This mitigation measure offsets the impacts to jurisdictional areas on the project site. There was 0.16 acre of CDFG jurisdictional areas within the proposed development site.~~

~~Compensatory mitigation for the loss of wetland or riparian function and values is a fundamental component of the applicable regulatory programs. Mitigation can consist of 1) avoidance or minimization of impacts, 2) compensation in the form of habitat restoration, or 3) compensation through participation in a mitigation bank. Avoidance and minimization of impacts is preferred by the agencies. Any compensation through restoration should be on-site and in-kind. The exact requirements of any special permit~~

conditions established for the proposed project would be dictated by the CDFG following review of the formally submitted project application.

The objective of the mitigation is to ensure no net loss of habitat values from the project. Prior to implementation of any restoration, a detailed program will be developed by the project applicant and will be approved by the CDFG as part of the Steambed Alteration Agreement. The program will contain the following items:

- a. ~~Responsibilities and qualifications of the personnel to implement and supervise the plan.~~ The responsibilities of the landowner, technical specialists, and maintenance personnel that will supervise and implement the restoration plan will be specified.
- b. ~~Site selection.~~ The site for the mitigation will be determined in coordination with the project applicant and resource agencies. The site will either be located on the proposed development site in a dedicated open space area or dedicated open space area will be purchased offsite. Appropriate sites will have suitable hydrology and soils for the establishment of riparian species.
- c. ~~Site preparation and planting implementation.~~ The site preparation will include 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) temporary irrigation installation, 6) erosion control measures (i.e., rice or willow wattles), 7) seed mix application, and 8) container species.
- d. ~~Schedule.~~ A schedule will be developed which includes planting to occur in late fall and early winter between October and January 30.
- e. ~~Maintenance plan/guidelines.~~ The maintenance plan will include 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting.
- f. ~~Monitoring plan.~~ The monitoring plan will include 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly thereafter, and 5) annual reports for five years that will be submitted to the resource agencies on an annual basis. The site will be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from monitoring requirements from CDFG.
- g. ~~Long term preservation.~~ Long term preservation of the site will also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. A conservation easement and a performance bond will be secured prior to implementation of the site.

In addition, earth moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Riverside verifying that construction limits have been flagged in the field. No earth moving equipment will be allowed within the open space area.

11. In response to the listing of Stephens' kangaroo rat, the Riverside County Habitat Conservation Agency (RCHCA) was formed. Its purpose is to acquire and manage habitat

for the Stephens' kangaroo rat and other associated special status species. The RCHCA Stephens' Kangaroo Rat HCP was developed to meet the requirements of the program's Section 10 (a) permit of the Federal Endangered Species Act (FESA). The HCP for this species is managed by the RCHCA. The HCP established a Reserve System where activities within the core reserves are limited and/or restricted. Areas outside the Reserve System, such as the project site, are within a designated Fee Area.

The project site is located within a designated Fee Area. For projects within a Fee Area, focused surveys for the Stephens' kangaroo rat are not required and all potential impacts can be mitigated through the current fee program of the RCHCA. Projects that participate in the fee program through the RCHCA are not required to obtain any additional federal and/or state permits for the project pertaining to potential impacts on the Stephens' kangaroo rat. The fee rate is \$500.00 per acre and is applicable to any undeveloped parcel regardless of the presence or absence of the Stephens' kangaroo rat.

12. A focused survey shall be undertaken by a qualified biologist to determine the presence of California gnatcatcher on the site before the tentative tract map approval.
13. In accordance with California State Assembly Bill 3180, this mitigation will be incorporated into the mitigation monitoring program for the Specific Plan. The mitigation monitoring program will include the review of the site plan, grading plan, and project development plan for compliance with the mitigation prior to approval of the Specific Plan. As determined by the County of Riverside, the project shall employ a qualified biologist on-site to monitor construction activities in areas identified as biologically sensitive.

Only mitigation measures 8 and 11 through 13 apply to TR33978R01 and would be implemented as outlined. The Project site does not contain the resources addressed by the other measures (e.g., there is no chaparral sand verbena on TR33978R01; the project has no jurisdictional features) and the prior EIR was approved prior to the implementation of the MSHCP.

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that mitigation of impacts to biological resources are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Biological Resources

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant habitat. Saving areas of habitat through avoidance would further reduce the potential impact of the Project without requiring substantial Project revisions that would require major revisions to the EIR319. The most recent biological survey report that include the TR33978 property (2018) demonstrate the continued degradation of onsite vegetation due to human disturbance.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site has been slowly degrading since the completion of the previous EIR319 due to continued human activity. The most recent biological survey report that include the TR33978 property (2018) demonstrate the continued degradation of onsite vegetation due to human disturbance. There have been no changes in County regulations that would require major revisions to EIR319 since approval of the Previous CEQA Documents.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the significant rock outcroppings that would be used for habitat by special status animal species. Onsite conditions have worsened since approval of EIR319 in 1993, as documented in the most recent biological studies as part of the Previous CEQA Documents. The adopted EIR319 concluded that loss of vegetation, wildlife, and habitat would be cumulatively significant and unavoidable. TR33978R01 would be consistent with the County's MSHCP, which would help further reduce the potential impact of the Project on the TR33978R01 site.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project applicant has modified TR33978R01 and its grading plan to avoid the areas that contain rock outcroppings relative to cultural resources but this is not considered a substantial change to the Project design, mitigation measures or the alternatives relative to biological resources. The modification of avoidance of sensitive areas along with the surveys for wildlife species prior to construction would further reduce the potential impact of the Project to biological resources to the extent feasible without requiring a substantial change to the mitigation measures or the alternatives for biological resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-7 "Historic Resources", page OS-39 (page 243 of 665 on RCIP CD), site visit, EIR319, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

Findings of Fact:

EIR Conclusions (thresholds 8a-b). The SP246 property contains a number of pre-historic resources but that implementation of the recommended mitigation measures would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-15).

TR33978R01 (thresholds 8a-b). Psomas updated the Project Cultural Resources Assessment (CRA) for TR33978R01 and submitted it to the County Archaeologist for review and approval. The Project was revised to protect "four milling slick" sites¹⁰ over which the Pechanga Tribe expressed concern. The new open space arrangement and "limits of disturbance" map for TR33978R01 demonstrate that grading/development for the Project and grading of the borrow

¹⁰ Four Slick Sites referred to as P-33-003722, P-33-003723, P-33-019863, and P-33-019864 per updated cultural study by Psomas (February 4, 2019) and supporting confidential mapping

area would avoid the rock outcroppings and associated milling features. The revised CRA reflects current conditions onsite as well as the proposed changes to the Project open space to protect rock outcroppings that contain tribal cultural resources. Since the Project design was changed to accommodate the cultural resource site, no additional mitigation is required to address this concern (Psomas February 4, 2019, see Appendix E) beyond what was indicated in EIR319.

Mitigation: Cultural mitigation measures are shown in Section 8 below, under Archaeological Resources discussion, based on the most recent approved Previous CEQA Documents

Monitoring: Riverside County's Building and Safety Department will monitor that protection of historical resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Source: RCIP Figure OS-6 "Archaeological Sensitivity", page OS-37 (page 241 of 665 on RCIP CD), EIR319, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

Findings of Fact:

EIR Conclusions (thresholds 9a-b). The SP246 property contains a number of archaeological sites/resources but that implementation of the recommended mitigation measures would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-15).

EIR Conclusion (threshold c). The EIR did not address potential discovery of human burials but this issue is now addressed by State Health and Safety Code Section 7050.5.

TR33978R01 (thresholds 9a-c). Psomas updated the Project CRA for TR33978R01 and submitted it to the County Archaeologist for review and approval, and the County Approval Notification Document was dated February 22, 2019. The Project was revised to protect four "milling slick" features (see discussion above) over which the Pechanga Tribe expressed concern. The new open space arrangement and limit of disturbance map for TR33978R01 demonstrate that development would avoid the rock outcroppings and associated milling features. The revised CRA reflects current conditions onsite as well as the proposed changes to the Project open space to protect rock outcroppings that contain tribal cultural resources.

It should be noted that potential discovery of human burials for TR33978R01 is addressed by State Health and Safety Code Section 7050.5 as well as County Condition of Approval Planning CUL-1 as outlined in the County AND document dated February 28, 2019 as shown below.

Mitigation: The following project-specific mitigation measures for Cultural Resources would reduce the potential Project specific impacts on archaeological resources to a level of less than significant as outlined in the Previous CEQA Documents:

1. **Archaeology:** Of the sites identified during the course of the investigation, 38 consisted of bedrock grinding features containing milling slicks and/or mortars. These sites have been recorded, mapped and photographed. The two locations of isolated artifacts have been documented. These locations do not appear to be significant and no further archaeological work is indicated. However, should any cultural materials be uncovered during grading and trenching activities, the ground-altering activities shall be halted and a qualified archaeologist shall evaluate these deposits.
2. CA-RIV-3755H is the only site clearly situated within an area to be fully developed. Because the visible attributes suggest that the site is not significant, a data recovery program would not be required. This site appears to have little chance of being significant, particularly since there is no record of historic habitation on this spot. If the site is determined to be significant during grading, a data recovery program shall include specialized analysis of ceramic, glass, and metallic artifacts as well as any organic materials such as butchered bone. In addition, an experienced specialist shall study rock art found at the site.
3. All of the sites encountered during the course of this investigation as having identifiable midden deposits, CA-Riv-3389 and historic site H&M No. 9-44, and areas of possible midden deposits, H&M No. 28/29 and H&M No. 9-40, should be tested to determine their potential to yield significant information. The testing would determine whether intact subsurface cultural deposits exist at these sites, to what time period of cultural horizon they pertain, and whether or not sufficient artifacts are present in context to address specific research questions.
4. Along with the testing program, a research design should be formulated which proposes significant research questions which could be addressed by the archaeological sites in the study area. These research questions should be developed so as to include those presented in the previous research section of the archaeological survey prepared for the project.
5. During grading activities in areas with known potential significant cultural resources, grading conferences shall be held with heavy equipment operators to inform them of potential deposits. A qualified archaeologist shall monitor grading activities in these areas.
6. In areas where subsurface testing is taking place, an archaeologist shall be present. In sites with known potential for artifacts of Native American origin, it is recommended that Native American Observers be employed to monitor excavation activities.
7. A mitigation-monitoring program for the site shall be developed for archaeological and historic resources and directed by a qualified archaeologist.
8. In the event of an archaeological find, the University of California Riverside, Archaeology Department, or other agency selected at the discretion of Riverside County Planning Department, shall be notified to determine jurisdictional control.
9. A report of findings, with attached artifact inventory, will be submitted to the County Planning Department, indicating completion of the mitigation program for the construction phases of the project.

It should be noted that CA-RIV-3755H identified in Item 2 above is the only resource within an identified development area and would be preserved based on the most current design of TR33978R01 (Psomax February 4, 2019).

In addition, the County AND document dated February 28, 2019 requires compliance with the following three Planning Conditions of Approval:

CUL-1 If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

CUL-2 County Archaeological Report (PDA) No. 7011r1 submitted for this project (TTM33978) was prepared by Charles Cisneros of Psomas and is entitled: "Cultural Resources Survey Report for the McCanna Hills Tentative Tract Map 33978 and Proposed Borrow Area Project: APN 307 410 001, Riverside County", dated February 2019.

PDA07011r1 concludes: The 2018 and 2019 field surveys failed to identify new cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various portions. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re located, and the site records updated (Confidential Attachment E) as part of the study. Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.

PDA07011r1 recommends: Based on the archaeological research to date, Psomas did not identify any cultural resources within the Project area; however, it is possible that during the grading operation with the attending on site archaeologist and tribal monitor, archaeological resources may be identified because of the ground disturbing activities. Therefore, the requirements of the Riverside County PLUS Conditions of Approval listed below will be followed to satisfy the requirements of the County and CEQA. These documents are herein incorporated as a part of the record for project.

CUL-3 Unanticipated Resources. 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. Resource evaluations shall be limited to nondestructive analysis. 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.

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

Monitoring: Riverside County's Building and Safety Department will monitor that protection of archaeological resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Cultural Resources

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant cultural resources.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the potentially significant rock outcroppings that contain cultural resources.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project applicant has modified the grading plan for TR33978R01 to further avoid the areas that may contain significant cultural resources underground and the rock outcroppings that contain cultural resources, which will actually further reduce the impacts from what was originally evaluated. This is not considered a substantial change to the mitigation measures or the alternatives. The areas with potential cultural resources underground have been avoided through the design features outlined above.

ENERGY RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Energy Resources: Would the project a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Source: EIR319 section on Energy Resources and current evaluation of Project energy use.

Findings of Fact:

EIR Conclusions (thresholds 10a-b). Relatively small amounts of additional electricity for lighting and cooling and natural gas for heating and commercial uses would be consumed by development and occupancy of the Project (SP246). Energy use would also occur during construction. Petroleum products would be used by Project residents in their cars. With mitigation, energy use impacts would be less than significant (Final EIR319, Ex. Sum, page 6-13). There were no adopted local energy use or conservation plans in place at the time the EIR was certified other than Title 24 of the State Building Code.

TR33978R01(thresholds 10a-b). The Project would be designed according to the most current State Green Building Code Standard and Title 24 (energy conservation) standards, which are more restrictive than the requirements in place at the time of approval of EIR319.

Mitigation: TR33978R01 would be required to implement the energy conservation measures outlined in the most recently approved Previous CEQA Documents and standard County Conditions of Approval.

1. Title 24 energy standards shall be utilized for construction of residential units, thereby reducing the use of energy for space heating and cooling and other domestic purposes.
2. Bicycle lanes shall be provided, as approved by Riverside County Transportation Department, within the road right-of-way. Trails, as approved, shall be coordinated with the General Plan's Bicycle/Hiking Trails Plan, and facilitate the use of alternative transportation in the project area.
3. Passive solar heating techniques shall be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting deciduous trees on southerly elevations, providing adequate roof overhangs and insulation and the installation of simple hot water storage systems.
4. If gas service is economically feasible, when compared to electrical service, the developer shall provide space and water heating by gas instead of electricity.
5. These mitigation measures shall be incorporated into the project design. Compliance shall be determined as part of the mitigation monitoring program prior to project approval.

Monitoring: Riverside County's Building and Safety Department will monitor that energy conservation design measures are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Energy Resources

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project would consume less electricity and natural gas compared to that evaluated under EIR319 due to more strict state regulations regarding energy use (i.e. Green Building Code and Title 24).

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The change in regulations (i.e. Green Building Code and Title 24) has required higher levels of energy conservation compared to the past, which would further reduce potential impacts, not requiring major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than In EIR No. 319

Available information indicates the Project would consume substantially less energy than was anticipated when EIR319 was approved due to increasingly strict energy standard in the California Green Building Code and Title 24, thereby reducing potential energy use impacts.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project is required to comply with the current Green Building Code and Title 24 energy conservation standards and would still implement the measures outlined in EIR319 and the most recently approved in the Previous CEQA Documents.

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

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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?

A-P Zones NA PS U R
 CFH Zones NA PS U R

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion (threshold 11a). The proposed Project is within 4.5 miles of the San Jacinto Fault and 18 miles of the San Andreas Fault, but there are no fault rupture zones identified on the

SP246 property. Riverside County's Building and Safety Department would require any necessary design or structural performance mitigation during the building permit process through compliance with the Uniform Building Code relative to seismic zones and withstanding anticipated seismic ground movement. Therefore, the proposed Project would not expose people or structures to substantial adverse effects from rupture of a known earthquake fault and thus would have a less than significant impact with implementation of the following measures (Final EIR319, Ex. Sum, page 6-4).

TR33978R01. The Project would be designed according to the most current development Standard, which are more restrictive than the requirements in place at the time of approval of EIR319.

Mitigation: The following is the list of mitigation measures for Faulting/Seismicity included in the adopted Final EIR319 for Specific Plan 246 and the most recently-approved Previous CEQA Documents. To reduce the hazards from seismic activity the following mitigation shall be incorporated into the Specific Plan:

- ~~1. Prior to tentative map approval, additional geotechnical investigations shall be completed to identify specific sites of potential seiche hazards around existing water tanks or flooding resulting from water tank rupture. The areas identified shall be site planned so that buildings and outdoor living areas are protected against flooding resulting from seismic activity affecting water tanks.~~
- ~~2. Location of the houses and outdoor living areas in the Very Low Density Residential areas shall be carefully planned to reduce or eliminate the risks from rockfall. The engineering geologist shall inspect areas subject to rockfall and remove, stabilize, or provide other mitigation deemed appropriate by the County Geologist to eliminate concern over rockfalls before approval of plot plans.~~
3. The project proponent shall demonstrate conformance with the latest Uniform Building Code and County Ordinances.
4. All project plans shall be reviewed for safety by the Riverside County Flood Control Department and the Riverside County Building Department.
5. In compliance with Senate Bill 3080, the applicant and the County of Riverside will form a mitigation monitoring plan, which will include the above mitigation as well as compliance with County Ordinances. The mitigation monitoring will include at least the following:
 - a. Review of all grading plans by the County of Riverside.
 - b. Review of site plan by County Geologist.
 - c. Review by the County of Riverside of required additional geotechnical work performed by a qualified geologist employed by the project proponent.
 - d. Review of grading and construction for compliance with the determined mitigation measures prior to the County issuing approval of the Notice of Completion.
6. Areas to receive compacted fill or which will support foundations, floor slabs, and asphalt pavement shall be cleared and grubbed, with removal of unsuitable materials to depths dictated by existing field conditions.
7. Compressible surface soils shall be excavated and recompacted prior to placement of fill or any structures.
8. Preliminary foundation design parameters are as recommended within Section 7.7 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or

to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

9. Should retaining walls be needed during construction, they shall be constructed according to the recommendations outlined in Section 7.10 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside. During development, a geotechnical review of specific plans shall be conducted to establish effects of surcharge or hydrostatic loadings and active earth pressures. No further mitigation measures would be required.
10. During development, a geotechnical review of specific plans shall be conducted to establish effects of surcharge or hydrostatic loading and active earth pressures.

TR33978R01. The Project would implement all the measures outlined in EIR319 except for #1 because the Project site does not contain a water tank, and #2 because TR33978R01 does not propose Very Low Residential development. It should be noted that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that fault hazard mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic-related ground failure, including liquefaction?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, updated geotechnical data for TR33978R01 from Petra Geotechnical, Inc. dated December 13, 2018 (see attached "geotechnical materials").

Findings of Fact:

EIR Conclusion. According to EIR319, the proposed Project is subject to deep groundwater and dense and clayey soils. With this combination of factors, the Project site's susceptibility to liquefaction is low and there is a less than significant impact in this regard (Final EIR319, Ex. Sum, page 6-4).

TR33978R01. The updated geotechnical information for TR33978R01 indicates that the site has a negligible susceptibility for liquefaction and soils are considered suitable for reuse in grading onsite (Petra Geotechnical 2018, see Appendix F).

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion. Maximum ground shaking for the SP246 property was estimated to be 0.57g, with repeatable ground acceleration to be 0.37g. The closest fault is the San Jacinto 4.5 miles to the northwest although the area would also be influence by movement along the San Andreas Fault 18 miles to the northeast (Final EIR319, Ex. Sum, page 6-4).

TR33978R01. The Project would experience ground movement from seismic activity similar to that estimated for SP246. With implementation of mitigation measures #1 through #10 previously noted, the Project would experience less than significant impacts relative to ground shaking. It should be noted that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter).

Mitigation: See mitigation measures #1 through #10 identified previously (Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that groundshaking regulations are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, page 6-50, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion. There were no landslides or soil failures identified on the subject site (SP246 property). Rock-fall hazard exists along face of natural open space planning areas 3, 4, 10, 19, 21, 23, 31, 40, 44, 45. Thus there are no significant impacts regarding landslides or soil failures relative to Planning Areas 1 or 2 (Final EIR319, Ex. Sum, pages 6-4 and 6-5).

TR33978R01. The Project is not in an area identified with significant landslide or soil failure characteristics. Also note that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter in Appendix F).

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figures S-3, page 268 of 665 and Figure S-7, page 278 of 665, EIR319, page 6-50, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion. Loose granular soils found within the SP246 property are either in proposed cut areas or would be recompacted during mass grading making subsidence an insignificant hazard to the development of SP246 (Final EIR319, Ex. Sum, page 6-4).

TR33978R01. The most current geotechnical data for TR33978R01 (Petra Geosciences 2018, see Appendix F) indicates that the Project site has no significant risks from ground subsidence.

Mitigation: Over excavation and recompaction of loose granular soils would be completed in accordance with the recommendations included in the Western Technologies Report and as updated specifically for TR33978R01 (see Appendix F).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that ground subsidence mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards Such as seiche, mudflow or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion A very small portion of the SP246 property could be at risk from flooding if the Lake Perris Dam were to fail. Only the extreme northwestern portion of the site, within a few feet of Walnut Avenue, is within the possible inundation area. The California Department of Water Resources has determined that the Lake Perris Dam would not fail even in the case of a seismic event of 8.0 magnitude (Richter Scale) within 10 miles of the dam. Although the San Jacinto fault is located within 10 miles of the dam, the maximum probable earthquake is 7.0. Therefore, the Lake Perris Dam is considered "safe and stable" (Final EIR319, Ex. Sum, page 6-6).

TR33978R01. The most current information from the California Department of Water Resources indicates that the developed areas of TR33978R01 are not within the potential inundation area in the event of a failure of the Lake Perris Dam (see attached "inundation materials" in Appendix G). However, this information is in a draft form at this time (January 2019), thus it is not considered the final determination on potential inundation for TR33978R01. At this time, it is reasonable to conclude that the northwesterly corner of TR33978 may be just within the southeasterly limits of the inundation zone. Given the best available information, a reasonable worst-case conclusion is that a small portion of TR33978R01 may be marginally impacted by flooding resulting from a breach of the dam. Although no significant public health or safety impacts are expected, it is prudent at this time for the developer to implement # 10, below, and notify any residents potentially affected by this condition prior to purchase of a unit. With these actions, potential impacts in this regard would be less than significant.

Mitigation Measure: The following mitigation measure from EIR319 (related to flooding) applies to TR33978 and would be implemented prior to grading of the site.

10. Before tentative tract map approval of Planning Areas 1 and 2, area subject to dam inundation shall be identified and a mitigating grading plan shall be developed to remove any human habitat from the impacted area.

The developer has acknowledged that at least the northwest portion of TR33978R01 may be in the dam inundation area and would notify all home buyers of that fact (B. Gross 2019).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that seiche, mudflow or volcanic hazard mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

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

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusions (thresholds 17a-c). The SP246 property contains steep topography that would be altered substantially by site preparation activities. The proposed development would create cut or fill slopes greater than 2:1 or higher than 10 feet. Also, State law and County environmental health regulations require that new residential developments of this size and density connect to the public sewer lines if they abut the sewer line or if the building is no further than 200 feet from the public sewer line to which it is being connected (Final EIR319, Ex. Sum, page 6-5).

TR33978R01 (thresholds a-b). Development of the tract will be in a hillside area that requires considerable grading but will be subject to and comply with the County's Grading Ordinance. Grading and development issues related to the tract are addressed in the updated geotechnical study for the tract (see page 11 above), and compliance with the limits and procedures outlined in that report will help assure potential impacts related to topography and slopes are reduced to less than significant levels.

TR33978R01 (threshold 17c). The grading on the Project site would not affect or negate the function of any nearby subsurface sewage disposal systems per the updated geotechnical report from Petra.

Mitigation: The following is the list of mitigation measures for Slopes and Erosion included in the adopted Final EIR319 for Specific Plan 246 and subsequently approved Previous CEQA Documents.

1. The development standards provided in the McCanna Hills Specific Plan, Grading Plan Section, will be implemented. No significant areas with slopes greater than 25 percent shall be developed including but not limited to those areas as shown on the development plan.
2. As indicated in the community plan land use policies, development on slopes over 25 percent will be limited to careful design review. All proposals for such areas shall show adequate provision for cut and fill slopes, accessibility, percolation and erosion control.
3. Cut and fill slopes will be landscaped as soon as practical to reduce the potential for erosion.

4. Fugitive dust will be controlled by regular watering or other palliative measures, in accordance with AQMD Rule 403.
5. Final slopes will be contour-graded to blend with natural contours.
6. Benching and keying should be used where side-hill fills are to be placed on slopes with inclinations of 5:1 (horizontal to vertical) and for fill-over-cut slopes.
7. Specific removal recommendations for fill, cut, and street areas within the site are as outlined in Section 7.2.2 of the "Preliminary Geotechnical Exploration" study prepared by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
8. Processing of natural soils after clearing, grubbing, and removal shall include scarification of exposed materials, drying back of scarified soils to achieve a uniform moisture content, and compaction of processed soils to at least 90 percent of the laboratory maximum dry density per ASTM D1557.
9. Surface grades shall be designed to drain away from structures and foundations at a minimum gradient of two percent.
10. Slope grading shall be performed according to the recommendations in Section 7.2.6 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
11. Cut slopes shall be inclined no steeper than 2:1 (horizontal to vertical). Cut slopes in soil and bedrock shall be inclined at 1.5:1 (horizontal to vertical) or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
12. Fill slopes in soil shall be maintained at 2:1 (horizontal to vertical) or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
13. Cut slopes shall be planted and maintained after construction.
14. Cut portions of any fill-over-cut slopes shall be observed by an engineering geologist prior to placing superimposing fills, to verify design assumptions.
15. Road grades shall not exceed 15 percent.
16. Over-the-slope drainage shall not be permitted.
17. Subdrains are recommended within deeper intermittent drainages, canyon areas receiving compacted fill, and permanently moist areas. In areas of fill-over-cut, where the fill is placed on top of relatively impermeable bedrock, heel drains will be needed.
18. Foundation Design – Specific values shall be determined during review of grading plans when types and locations of structures are known. Slabs-on-grade for residential structures shall be a minimum of 3.5 inches thick, with nominal gauge welded wire fabric centrally located in the slabs. The use of low slump concrete is encouraged. Commercial and industrial structures may require heavier reinforcement.
19. Slabs-on-grade shall be installed per recommendations presented within Section 7.8 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

20. Consideration shall be given for mitigating rock fall in areas indicated by the project geologist.
21. Preliminary pavement design recommendations are as outlined in Section 7.9 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
22. Pavement Design – R-value samples from subgrade shall be tested subsequent to completion of rough grading and installation of the storm drains and utilities.
23. Pre-job Conference – Prior to the commencement of grading, a pre-job conference shall be held to clarify any questions relating to the intent of the grading recommendations, and to verify that the project specifications comply with the recommendations of the geological reports.
24. Grading Plan Review – A grading plan review shall be conducted with respect to existing geotechnical conditions.
25. All excavations should conform to Cal/OSHA and local safety codes.
26. Trench backfill should be placed according to the standards found in Section 7.12 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
27. A qualified geologist shall observe and test the site during the following phases of construction as part of the project Mitigation Monitoring Program:
 - a. During clearing of vegetation and site preparation.
 - b. During construction of all fills, utility trenches, and structural backfills.
 - c. During removal, benching and recompaction of unsuitable soils.
 - d. When any unusual conditions are encountered.
 - e. All cut slopes shall be inspected by an engineering geologist during grading to verify anticipated geologic conditions.
28. Grading work will attempt to be balanced on-site if possible. However, if export of materials exceeds 10,000 cubic yards, additional review and permits will be required in accordance with the County of Riverside.
29. Placement of excavated on-site materials or imported granular soils should be performed according to the recommendations presented in Section 7.2.4 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
30. Material excavated on-site and placed in mass-graded fills will likely consist of "soil-fill", "soil/rock-fill", or "rock-fill". These fill categories shall be placed according to the recommendations in Section 7.2.7 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc. found in the appendices of this document or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

TR33978R01 would implement all of these measures as they pertain to development and installation of improvements within the Project, as well as the design and construction

recommendations included in the updated Project geotechnical study by Petra for TR33978R01 dated December 13, 2018 as approved by the County Geologist.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of adverse natural or manufactured slope conditions is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, geotechnical studies as part of the Previous CEQA Documents, EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusions (thresholds 18a-b). The SP246 property has a number of minor to moderate soil constraints in various areas but implementation of the 30 mitigation measures recommended above (Slopes) would reduce those potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-5).

TR33978R01 (thresholds 18a-b). The updated geotechnical information available on TR33978R01 from Petra Geotechnical, Inc. (see Appendix F) indicates that any potential soil-related constraints to development of the tract will be adequately mitigated by implementation of the 30 measures recommended, above.

Mitigation: See 30 mitigation measures listed above under "Slopes" and recommendations in the approved Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of project impacts on or by soils is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusions (thresholds 19a-b). The SP246 property contains drainage areas that are subject to subsequent water quality regulatory permits. Development of the property could result in erosion from water or wind during construction (Final EIR319, Ex. Sum, page 6-5).

TR33978R01(thresholds 19a-b). The Project does not contain any areas that would be considered jurisdictional drainages and thus would not require any permitting. Development of TR33978R01 could result in some onsite or offsite erosion unless erosion control activities are implemented. The project calls for on-site drainage and runoff to be captured in basins or within existing storm drain improvements along Walnut Avenue. With the implantation of the mitigation measures identified in the EIR, it is anticipated that any impacts related to erosion would be mitigated to a level of less than significant.

Mitigation: See 30 mitigation measures listed above under "Slopes" and recommendations in the approved Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of project impacts on or by soils is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", page S-31 (page 282 of 665 on RCIP CD), Ord. 460, Sec. 15.2 & Ord. 484, EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

EIR Conclusion. The SP246 property does not contain any soils listed in Ordinance 460, Section 15.2 that are subject to wind erosion or blowsand. Furthermore, the property is not located in a

portion of Riverside County requiring special measures to control windborne soil erosion, per Ordinance 484, Section 4 (Final EIR319, Ex. Sum, page 6-6).

TR33978R01. The Project is within SP246 and does not contain any soils listed in Ordinance 460 that would be subject to wind erosion or blowsand. Therefore, any impact would be considered less than significant.

Mitigation: None Required

Monitoring: None Required.

Addendum Determinations for Geology and Soils

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project would not significantly affect or be affected by any geologic or soil constraints beyond those identified in EIR319. This conclusion is confirmed by the updated geotechnical study prepared by Petra and approved by the County Geologist.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. An updated geotechnical study was prepared specifically for TR33978R01 that confirmed the geotechnical and soil constraints identified in EIR319 and made specific design and construction recommendations for TR33978R01. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

Available information indicates the Project would have essentially the same geotechnical and soil constraints as originally identified in EIR319 and the updated geotechnical report for the Project by Petra determined TR33978R01 would have no new or significantly more severe geotechnical or soil constraints than identified in EIR319.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project is required to comply with the geologic, seismic, soil, and slope-related mitigation outlined in EIR319 subject to the more specific site design and construction recommendations in the updated geotechnical report prepared by Petra.

GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Greenhouse Gas Emissions Would the project				
a) Generate greenhouse gas emissions, either directly or indirectly,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

that may have a significant impact on the environment?

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

Source: Updated Air Quality Study for TR33978R01, Urban Crossroads, November 30, 2018.

Findings of Fact:

EIR Conclusions (thresholds 20a-b). EIR319 did not address greenhouse gas (GHG) emissions, as an analysis was not required at that time.

TR33978R01 (thresholds 20a-b). The Project was evaluated for the potential of GHG emissions in the updated Air Quality Study prepared for the Project (Urban Crossroads 2018, see Appendix B). That study determined the Project would have less than significant GHG emissions based on the best available data, methodologies, and significance criteria established by the SCAQMD, and no mitigation is required. The Project for construction and operations was determined to fall below the required 3,000 MTCO_{2e} threshold of the County of Riverside Climate Action Plan. Therefore, even though this topic was not covered in the original EIR319, the Project would have no significant impacts in this regard and would require no mitigation for GHG emissions.

Mitigation: None Required.

Monitoring: None Required.

Addendum Determinations for Greenhouse Gas Emissions

No Substantial Project Revisions Requiring Major EIR Revisions

EIR319 did not address GHG emissions, as such analysis was not required at that time. However, an Air Quality Study that evaluated the GHG emissions of TR33978R01 determined the Project would not emit significant amounts of GHG emissions, and no mitigation is required. Therefore, this new information does not change the conclusions of EIR319, and no major revisions to EIR319 are necessary.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment within the Project site is relatively unchanged since the completion of EIR319. Although many new regulations have been issued relative to GHG emissions, it was determined TR33978R01 would not result in significant GHG emissions based on the most current SCAQMD methodologies, so no major revisions to EIR319 are required to reflect this information.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

A current GHG emissions assessment of TR33978R01 indicates that it would not result in significant GHG emissions and would not be required to implement specific GHG mitigation

measures. Therefore, this information would not result in any new or substantially more severe significant impacts.

No Substantial Changes in the Mitigation Measures or Alternatives

The updated Air Quality Study determined that TR33978R01 did not require implementation of any specific GHG emissions reduction measures. Therefore, there are no substantial changes in the mitigation measures ore alternatives for EIR319.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, updated Phase I Environmental Site Assessment for TR33978R01 prepared by Petra Geotechnical dated September 12, 2018.

Findings of Fact:

EIR Conclusions (thresholds 21a-b). The S246 property supported limited agricultural activities associated with dry farming and grazing in the past and has not been actively farmed or grazed since the 1990s. The site has not been used for any refuse storage of toxic substances or hazardous materials. Potential impacts relative to hazardous materials and emergency response plans were determined to be less than significant and no mitigation was required (Final EIR319, Ex. Sum, page 6-10).

EIR Conclusion (threshold 21c). EIR319 did not specifically address this issue but the Project site as direct access to Walnut Avenue and indirect access to the Ramona Expressway and to the (future) Mid-County Parkway which would provide adequate emergency access and evacuation routes for Project residents.

EIR Conclusion (threshold 21d). At the time the EIR was prepared there were no schools in the immediate Project area. Since that time two schools (Sierra Vista Elementary and Lakeside Middle) have been constructed within a quarter mile of the Project site.

EIR Conclusion (threshold 21e). The EIR did not identify any hazmat sites on the SP246 property.

TR33978R01 (threshold 21a-e). Phase I and II ESA studies prepared in support of the Previous CEQA Documents determined that the SP246 site, including TR33978, did not contain significant levels of hazardous materials or represent significant environmental impacts relative to hazardous materials (see Appendix H). The current State Cortese List per State Government Code Section 65962.5 does not list any hazmat sites within or proximate to the Project property.

A Phase I ESA was conducted in September of 2018 (Petra 2018) that recommended testing for the possibility of residual agricultural chemicals. A limited Phase II soil testing and laboratory analysis will be conducted by Petra prior to the issuance of a grading permit to assure the Project site has no contamination from residual agricultural chemicals that exceed established residential standards (see attached "hazmat materials").

TR33978R01 is not known to contain any hazardous materials or have experienced any incidents involving hazardous materials. Therefore, the Project would have no significant impacts in this regard, and no mitigation is required.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-19 "Airport Locations", page S-65 (page 316 of 665 on RCIP CD) Figure C-6 "Airport Influence Areas", page C-35 (page 182 of 665 on RCIP CD), EIR319.

Findings of Fact:

EIR Conclusions (thresholds 22a-c). The SP246 property was vacant but determined to be within the March Air Force Base Airport Influence Area, which was approximately 3.2 miles from the proposed Project site. Development of SP246 would not result in a safety hazard for people

residing or working in the Project vicinity. The Airport Land Use Commission required information be supplied about the potential users/visitors to Planning Area 31 commercial uses. The EIR concluded SP246 would have no significant impacts related to airport planning (Final EIR319, Ex. Sum, page 6-24).

The McCanna Hills Specific Plan contains additional development standards for the property within the March Air Force Base Airport influence area (pages 3-7 and 3-8). Implementation of these standards would assure that the proposed uses would be compatible with the nearby airport.

The Project site is not located within the vicinity of a private airstrip or heliport, therefore, it would not result in a safety hazard for people residing or working in the Project vicinity.

TR33978R01 (thresholds 22a-c). The Project site is located within the Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (Formally the March Air Force Base Airport Influence Area). Within Compatibility Zones D and E, residential density is not restricted. On August 9, 2018 the Director of the Airport Land Use Commission (ALUC) found the Project Consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with conditions of approval and previously imposed standards from EIR319.

Mitigation: None Required since TR33978R01 does not contain any commercial uses.

Monitoring: None Required.

Addendum Determinations for Hazards (including Airports) and Hazardous Materials

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project would not significantly affect or be affected by any identified hazards or hazardous material conditions beyond those identified in EIR319 and confirmed by the updated Phase I ESA report prepared by Petra.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. An updated Phase I ESA report was prepared specifically for TR33978R01 that confirmed the absence of any significant hazmat conditions on the site. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

Available information indicates the Project has no significant restrictions regarding hazards or hazardous materials that were not identified in EIR319 as supported by the updated Phase I ESA report by Petra in 2018. Therefore, the Project would have no new or significantly more severe impacts than identified in EIR319.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project is required to comply with all established federal and state laws regarding hazardous materials, previously recommended ALUC recommendations, and standard County Conditions of Approval regarding the use and transport of hazardous materials during construction.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management in the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", page S-35 (page 286 of 665 on RCIP CD), Riverside County Flood Control District Flood Hazard Report, EIR319, appendices for Previous CEQA Documents including water quality documentation.

Findings of Fact:

EIR Conclusions (thresholds 23a-b). Groundwater was found to be relatively shallow especially in the southern portion of the SP246 property due to proximity to the San Jacinto River. Groundwater recharge and quality may also be affected by changes in runoff from development of the site but no significant impacts were identified or anticipated.

EIR Conclusions (thresholds 23c-g). Development of the property would result in increased runoff by the construction of impervious surfaces (streets, roofs, etc.), and future development would be required to comply with long-term water quality regulations. Construction may temporarily increase sedimentation and runoff with pollutants related to vehicular fluids. Impacts would be reduced to less than significant levels by implementation of the recommended mitigation.

EIR Conclusions (thresholds 23h-i). The EIR did not identify any significant threats to the project from flooding, a tsunami, seiche, or inundation. The project is subject to applicable regional and local water quality requirements including the Santa Ana River Basin Plan prepared and monitored by the Regional Water Quality Control Board (RWQCB) (Final EIR319, Ex. Sum, pages 6-6 and 6-9).

TR33978R01 (thresholds 23a-i). The Project is in an upland area with no shallow groundwater conditions. It would be required to comply with current water quality regulations including a storm water pollution prevention plan (SWPPP) for short-term impacts and a water quality management plan (WQMP) for long-term impacts.

It should be noted that two new water-related reports were prepared for the Project: (a) "Preliminary Hydrology and Hydraulics Study for McCanna Hills TTM 33978" dated December 22, 2018 per County Flood Control District requirements; and (b) "Project Specific Water Quality Management Plan (WQMP)" dated December 20, 2018. Both reports were prepared by prepared by JLC Engineering and Consulting, Inc. (see Appendix J). The Hydrology Report evaluated drainage and flood-related issues on the Project site, including 2-year, 10-year, and 100-year peak offsite flows to help design onsite detention facilities and related storm drain/flood protection improvements. The WQMP identified the site-specific best management practices (BMPs) that TR33978R01 would need to implement to prevent long-term water quality impacts onsite and downstream of the site.

Due to its location, TR33978R01 would not be subject to an identified flood zone and is not within any tsunami or seiche zone, so there would be no impacts in this regard.

Mitigation: The 30 erosion control measures identified earlier in Section 17 – Slopes (page 48) would help protect short-term and long-term water quality relative to TR33978R01. In addition, the Project would be required to implement current water quality regulations including preparation and processing of a SWPPP for short-term impacts and a WQMP for long-term impacts.

Monitoring: Riverside County's Building and Safety Department will monitor that waterborne soil erosion and urban runoff mitigation is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Hydrology and Water Quality

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project would not significantly affect or be affected by any identified flooding or inundation hazards or groundwater or surface water quality beyond those identified in EIR319.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. Current hydrological and water quality data prepared specifically for TR33978R01 confirms the absence of any significant flooding inundation conditions on the Project site. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

Available information indicates the Project has no significant water-related hazards and would not create significant impacts regarding water quality. Therefore, the Project would not have new or more severe impacts than identified in EIR319.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project will be required to comply with all established regional and local permitting requirements regarding water quality, including standard County Conditions of Approval.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, EIR319, site visit, and available supporting documentation from the Previous CEQA Documents.

Findings of Fact: a-c)

EIR Conclusion (threshold a). The SP246 property and surrounding areas were vacant at the time the EIR was prepared, but these areas have long been planned for a variety of residential and limited commercial uses. The EIR concluded approval of SP246 would have no significant land use or planning impacts.

EIR Conclusion (threshold b). The SP246 property and surrounding areas were vacant at the time the EIR was approved, so it would not divide an established community.

TR33978R01 (threshold a-b). As outlined in the Project Description, TR33978R01 is consistent with the current General Plan land use and zoning (i.e., McCanna Hills Specific Plan) designations for Planning Areas 1 and 2. The project is not located within a City Sphere of Influence. Therefore, no significant land use impacts would occur.

Addendum Determination for Land Use and Planning

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2).

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319 but it is affected by two of the County's broadest environmental planning regulatory programs. The County's General Plan has been updated and the MSHCP was adopted since the EIR was certified. However, TR33978R01 is consistent with the General Plan and MSHCP. Therefore, land use and planning impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

TR33978R01 is consistent with the approved General Plan and zoning so land use and planning impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts).

No Substantial Changes in the Mitigation Measures or Alternatives

The Project will be required to comply with all current County development requirements and standard Conditions of Approval as appropriate.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-5 "Mineral Resources Area", page OS-27 (page 231 of 665 on RCIP CD), EIR319.

Findings of Fact:

EIR Conclusions (thresholds 25a-c). According to RCIP Figure OS-5, the SP246 property is located within MRZ-3, an area where the available geologic information indicates that mineral deposits are likely to exist but the significance of the deposit is undetermined. The Specific Plan site contains various abandoned quarries or mines. The previous EIR319 found that any existing on-site quarry was not mined to a level that would result in the creation of health or safety issues or generate constraints to development, no mitigation would be necessary (Final EIR319, Ex. Sum, page 6-13).

TR33978R01 (thresholds 25a-c). The Project is not an area that was part of any quarries and has not been mined previously for aggregate or other minerals. The Project will not result in the loss of availability of a known mineral resources in an area classified or designated by the state that would be of value to the region or the residents of the State. As such, development of the tract would not have any impacts on identified mineral resource, and no mitigation is required.

Mitigation: None Required.

Monitoring: None Required.

Addendum Determination for Mineral Resources

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2) and will not eliminate any significant available mineral resources.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319 and there have been no Project impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

TR33978R01 is consistent with the approved General Plan and zoning so impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts) in regard to the removal of mineral resources.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project will not have significant impacts on mineral resources to no mitigation is needed for development of SP246 Planning Areas 1 and 2 as outlined in EIR319.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

26. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: RCIP Table N-1 "Land Use Compatibility for Community Noise Exposure", page N-7 (page 333 of 665 on RCIP CD), RCIP Figure S-19 "Airport Locations", page S-65 (page 316 of 665 on RCIP CD), County of Riverside Airport Facilities Map, EIR319, Updated Noise Impact Assessment for TTM 33978, Urban Crossroads, September 13, 2018.

Findings of Fact:

EIR Conclusions (thresholds 26a-b). According to RCIP Figure S-19, at its closest point SP246 is within 3.2 miles of the March Air Force Base (now the March Air Reserve Base). No significant impacts were expected for the planned residential uses from aircraft operations at the March Base, although design restrictions were recommended for any commercial uses within SP246 (Final EIR319, Ex. Sum, page 6-7).

TR33978R01 (thresholds 26a-b). The Project site is located within the Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (Formerly the March Air Force Base Airport Influence Area). Given the proximity of the Project to the Airport, ALUC did not find that the project would expose people residing in the project area. The updated Noise Study (Urban Crossroads, September 13, 2018)(see Appendix C) analyzed the on-site and off-site noise related impacts for the Project. This report further supports ALUC's determination as it was found that the project would result in less than significant impacts related to airport noise without any mitigation. Therefore, airport related noise impacts would be considered less than significant.

Mitigation: EIR319 included mitigation as recommended by the Airport Land Use Commission pursuant to their review and approval of the proposed Project on January 13, 2005. However, those measures only applied to commercial uses within SP246, and TR33978R01 proposes solely residential uses. Therefore, it is required to be modified as a result of the ALUC recommendations.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

EIR Conclusion. The previous EIR319 determined that the Project site is far enough from the nearest railroad to have a significant noise impact from railroad activity.

TTM33978R01. The Project is not located within the vicinity of a rail line. Therefore, the Project will not result in impacts beyond those previously analyzed. Therefore, no new or increased impacts associated with Railroad noise would occur.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

EIR Conclusion. The McCanna Hills Specific Plan Amendments No 246A1 and 3 propose realignments of Foothill Avenue and Preissman Lane to promote more effective regional circulation (Final EIR319, Ex. Sum, page 6-7). See Exhibit 3.2, Circulation Plan and Exhibits 3.3A and 3.3B Roadway Cross Sections. See the McCanna Hills Specific Plan Amendment 246A1 Traffic Impact Analysis.

TR33978R01. The updated traffic study for the Project (Urban Crossroads 2018, see Appendix D) determined the Project would cause no significant impacts related to highway noise based on estimated trip generation and distribution compared to current roadway conditions, including improvements that had been made since the time EIR319 was certified and identified in the Previous CEQA Documents.

Mitigation: The following is the list of mitigation measures for Noise included in the adopted Final EIR319 (page 6-60 to page 6-62) for SP246 and as reflected in the most current approved Previous CEQA Documents.

Construction Noise

1. Construction adjacent to existing residential development will be limited to the hours of 7 A.M. to 7 P.M. on Monday through Friday. Construction will not be allowed on weekends or federal holidays.
- ~~2. In order to minimize effects of blasting on nearby residents, the project contractor will restrict blasting to between 8:00 a.m. and 5:00 p.m. This restriction will ensure that blasting occurs when residents are more likely to be away from their homes or able to leave the area if necessary to avoid the noise effects of blasting. In addition, the contractor will use the best available technology, such as blast mats or other techniques, to minimize noise generated by blasting.~~

Onsite Noise Impacts

3. Mitigation measures are needed to reduce noise levels in outdoor residential areas exposed to noise levels of greater than 60 dBA. Specifically, residences adjacent to Nuevo Road, Foothill Avenue, and the Ramona Expressway may experience levels greater than 60 dBA without mitigation.
- ~~4. Noise barrier heights were calculated for sample locations along Nuevo Road, and the Ramona Expressway in the Mestre Greve Associates assessment for the StoneRidge project. These barriers can be considered applicable to the subject project. The noise barrier heights ranged from three to six feet. In no instance did the barriers exceed six feet. The noise barrier heights projected may be reduced considerably through site design, such as setbacks from the roadways, grade separations, and exterior living area~~

orientation. The barriers could be a berm, wall, or a combination of berm and wall. Walls shall not contain holes or gaps, and shall be constructed of slumpstone or other masonry. The final noise barrier heights shall be determined prior to tentative tract map approval. This will be part of the mitigation monitoring for the project and will be administered by the County of Riverside Building Department.

5. ~~Prior to the issuance of any building permits, all freestanding acoustical barriers must be shown on the project plot plan illustrating height, location and construction in a manner meeting the approval of the County of Riverside. This plot plan will be reviewed for compliance at the end of the particular construction phase as part of the mitigation monitoring program for the project.~~
6. An acoustical study shall be prepared prior to approval of any tentative tract map which would locate homes either (a) adjacent to General Plan roadways of secondary highway classification or higher, or (b) otherwise within an area of 60 CNEL or greater overall noise exposure. The study would provide detailed noise mitigation measures for the residences sufficient to reduce daytime interior noise exposure to a maximum of 55 CNEL, or other standard required by the Riverside County Office of Public Health.

TR33978R01. The Project would implement mitigation measures #1 and #3 as appropriate, the other measures do not apply to TR33978R01. It should be noted that the Petra Geosciences, Inc., the geotechnical engineer of record for TR33978R01, has indicated that no blasting would be necessary to grade for TR33978R01 (# 2). However, it is possible that rock crushing will be performed onsite to reutilize materials during grading and trenching as appropriate - it would also help reduce offsite transport of rock materials. In addition, Urban Crossroads prepared an updated noise study for TR33978R01 that reflects the slight modifications to the tract map including the location of a 6-foot block wall along the south side of Walnut Avenue to help reduce potential noise impacts. The revised noise study (Urban Crossroads, September 13, 2018, see Appendix C) concludes noise impacts of the revised TTM are equivalent (i.e., less than significant with mitigation) compared to those identified in the EIR for the approved TR33978.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation for nearby noise generators is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Other Noise NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018), updated geotechnical information for TR33978R01 (Petra Geotechnical, December 13, 2019).

Findings of Fact:

EIR Conclusion. Blasting was considered a potential requirement of the Project grading but noise impacts on surrounding uses were determined to be less than significant.

TR33978R01. Petra Geosciences, Inc., the geotechnical engineer of record for TR33978R01, has indicated that no blasting would be necessary to grade for TR33978R01, so mitigation measure #2 above does not apply to TR33978R01 (see Appendix F). It is possible that rock crushing will

be performed onsite to reutilize materials during grading and trenching as appropriate - it would also help reduce offsite transport of rock materials. Rock crushing activities would be located away from any existing residential uses to minimize noise impacts. Therefore, no significant impacts related to other noise sources will occur.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, Previous CEQA Documents, and updated Noise Study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

EIR Conclusions (thresholds 27a-b). Development of SP246 would generate some temporary groundborne noise during construction. The proposed use would: a) not significantly increase ambient noise levels in the Project vicinity above levels existing without the Project; b) would not generate noise levels in excess of standards established in the General Plan; and c-d) would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.

TR33978R01 (thresholds 27a-b). The updated noise study for the Project (Urban Crossroads 2018)(see Appendix C) demonstrates that the Project is consistent with the noise conclusions identified in EIR319 and therefore will not have significant noise or vibration impacts on surrounding land uses either during construction or occupancy of the Project.

Mitigation: The mitigation measures listed above (Noise Sections) would reduce potential noise impacts of the Project to less than significant levels, as documented in the updated Noise Study for TR33978R01.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of noise effects on or by the Project is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Noise

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions even though the Project proposes minor realignments of the roads within the Project site, but not to the degree that effects would be materially different from the already approved EIR319. The same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential impacts to a level of less than significant, as documented in the updated Noise Study for TR33978R01 (Urban Crossroads, September 2018).

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment within the Project site is largely unchanged since the completion of the previous EIR319. There are no changes in noise regulations that would require major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The minor realignments of the roads within the Project site would not create substantially more severe significant effects. The revised site plan for TR33978R01 provides an additional opportunity to further reduce potential impacts associated with vehicular noise through construction of a wall south of Walnut Avenue.

No Substantial Changes in the Mitigation Measures or Alternatives

The approved mitigation measures would remain. However, TR33978R01 would not need to implement mitigation measure #2, as blasting would not be required in developing this area (Planning Areas 1 and 2).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Paleontological Resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-8 "Paleontological Sensitivity", page OS-41 (page 245 of 665 on RCIP CD), EIR319, geotechnical studies included in Previous CEQA Documents and their appendices.

Findings of Fact:

EIR Conclusion. The SP246 property has a general low sensitivity for paleontological resources, although excavations below 10 feet in alluvial areas may expose previously unknown fossiliferous materials. A number of measures were recommended to reduce potential impacts associated with paleontological resources to less than significant levels.

TR33978R01. The Project is a part of SP246 and would disturb mainly cut slopes of native slopes. The condition of paleontological resources on the site has not changed since the initial evaluation under the approved EIR.

Mitigation: Although the paleontological sensitivity of the site appears low, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist to determine the significance of the potential resources and recommend mitigation, as necessary. This is consistent with the Riverside County Comprehensive General Plan and with recommendations from the Paleontological Survey Study. The following mitigation shall be incorporated into the mitigation monitoring program for paleontological resources:

1. Prior to grading and trenching activities, a grading conference shall be held with the heavy equipment operators of excavation machinery.
2. Full-time monitoring shall be provided in areas where paleontological resources are uncovered, if any are found. The qualified paleontological monitor shall be equipped to remove fossils rapidly to avoid construction delays. The paleontologist will be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. Since the most cost effective method of salvage has been determined to be the removal of sediment containing the fossils to stockpiles off-site, where they can be removed by screen washing, this method will be incorporated into the mitigation monitoring program.
3. If specimens are found, they will be prepared to a point of identification. This will allow the fossils to be described in a report of the findings.
4. A report of the findings, with attached specimen inventory, will be submitted to the County Planning Department, indicating completion of the mitigation monitoring process at the end of the construction phase.

Mitigation: **TR33978R01.** The Project would implement all of these measures.

Monitoring: Riverside County's Building and Safety Department will monitor that protection of paleontological resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

Addendum Determinations for Paleontology

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas with significant slopes over 25 percent. This would reduce the potential hazards associated with buried paleontological resources.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment within the Project site is unchanged since the completion of the previous EIR319. There have been no changes in regulations regarding paleontological resources that would require major revisions to EIR319.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

The potential environmental effects are reduced through a modification in the grading to reduce the disturbance within significant slopes over 25 percent. Therefore, potential impacts to paleontological resources would be reduced.

No Substantial Changes in the Mitigation Measures or Alternatives

The Project applicant has modified the grading plan to further avoid the areas that contain significant slopes over 25 percent. This would not result in any changes to the mitigation measures or the alternatives. To the contrary, the mitigation measures will remain the unmodified while the Project design has been modified to eliminate environmental impacts through Project design.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

EIR Conclusions (thresholds 29a-b). The SP246 property is currently vacant so its development would not displace substantial numbers of existing housing or people. Buildout of SP246 would add a total of 3,210 new housing units and approximately 8,060 new residents to the area. The added population would not cumulatively exceed official regional or local population projections and would not induce a substantial amount of population growth in the regional area.

TR33978R01 (thresholds 29a-b). The Project consists solely of residential uses and the site is totally vacant at present. Occupancy of this tract would increase the local population by approximately 459 new residents (139 units times assumed 3.3 persons per unit). The Project occupies the same area as previously analyzed and maintains the same density and intensity as previously approved. Therefore, development of TR33978R01 would not result in any loss of exiting housing and no impacts would occur.

Mitigation: None required.

Monitoring: None Required.

Addendum Determination for Population and Housing

No Substantial Project Revisions Requiring Major EIR Revisions

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2) so there would be no significant differences in impacts to population or housing.

No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The County's General Plan has been updated since the EIR was certified. However, TR33978R01 is consistent with the General Plan and zoning so there would be no significant differences in impacts to population or housing. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319

TR33978R01 is consistent with the approved General Plan and zoning so population and housing impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts).

No Substantial Changes in the Mitigation Measures or Alternatives

There are no specific mitigation measures for population or housing impacts, but the Project will be required to comply with all current County land development requirements and standard residential building Conditions of Approval as appropriate.

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

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

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: EIR319, RCIP Safety Element.

Findings of Fact:

EIR Conclusion. SP246 would increase the need for fire protection services onsite, but the payment of established fire impact fees incorporation of appropriate mitigation, and suitable Project design would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-18).

TR33978R01. The Project would incrementally increase the need for fire protection services for new Project residents and buildings. The design of the tract would comply with all County fire requirements and pay the current County fire impact fee prior to development. These actions would reduce potential fire impacts to less than significant levels.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

Fire Protection

1. Buildings and water systems will be designed according to the Uniform Building codes and the Riverside county Fire Protection Ordinance 546.
2. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of Riverside County Fire Department.
3. Water improvement plans will be reviewed and approved by the Riverside County Fire Department prior to the recordation of final site plans. The project will include fire hydrants and will accommodate sufficient fire flows in accordance with the directives of the Fire Department.
4. The proposed project will generate fees for the "Fire Department Impact Mitigation Program", based on a one-time fee of \$500.00 per residential dwelling unit and \$3,461 dollars per acre for commercial area.
5. The project proponents shall participate in the fire protection mitigation program as adopted by the Riverside County Board of Supervisors.

Mitigation: TR33978R01 would comply with all these measures and pay the approved fire mitigation fee at the time of building permit issuance.

Monitoring: Riverside County's Building and Safety Department and Fire Department will monitor that fire service cost mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, EIR319.

Findings of Fact:

EIR Conclusion. SP246 at full implementation would generate a population of approximately 12,352 persons (based on sheriff department generation factors), which translates to an indicated need for 18.5 new deputies, plus the associated equipment, support personnel, and facilities for the increased manpower (Final EIR319, Ex. Sum, page 6-19). The potential impacts associated with SP246-A3 (i.e., the most recent version of the SP246 project) would be similar but reduced compared to the original SP246 and as documented in EIR319. Under SP246-A3, the impacts would be reduced as a result of a decrease in projected population by up to 4,000 people. The

projected population of the McCanna Hills Specific Plan Amendment 246A1 and 3 is approximately 8,060 people.

TR33978R01. The Project would incrementally increase the need for police protective service in this portion of the County but would pay all associated established development impact fees.

Mitigation Measures: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

Sheriff Services

1. The Riverside County Sheriff's Department will review development proposals for the subject site per Riverside County requirements for all development proposals. This review process allows the County Sheriff's Department to have an opportunity for input into design issues affecting law enforcement effectiveness and public safety and welfare. The review process allows for the identification of additional manpower and equipment needed to meet the needs of the proposed development.
2. The McCanna Hills Specific Plan will address and mitigate development design issues in compliance with the Sheriff's review recommendations. This compliance will enhance the quality of life for the future residents by providing greater safety and minimizing additional crime. The input from the review and the best elements of technology and design will be utilized to discourage criminal activities.
3. ~~The commercial areas of the proposed development will have a central management service or merchants' association, which will further mitigate safety and crime issues within the shopping area boundaries. As in most commercial centers, a private patrol service is anticipated to be utilized to patrol the parking areas during the day and night hours with night patrols of the buildings.~~
4. A portion of the development fees paid to the County will be earmarked as mitigation fees to be applied towards public facilities and service impacts, including the Sheriff's Department.
5. To further mitigate potential impacts of the proposed project, the following design concepts shall be incorporated within each planning area:
 - Circulation for pedestrians, vehicles, and police patrols.
 - Lighting of streets, walkways, and bikeways.
 - Visibility of doors and windows and between buildings from the street.
 - Conformity of fencing heights and materials.
 - Landscaping which minimizes the potential criminal hiding places.
6. These mitigation measures will be incorporated into the project mitigation monitoring program. Compliance will be determined by the appropriate county agency or county-approved, qualified consultant.

TR33978R01 would implement all of the above mitigation measures except for #3 because it applies to commercial areas which are not proposed in TR33978R01.

Monitoring: Riverside County's Building and Safety Department and Sheriff's Department will monitor that law enforcement cost mitigation is accomplished through the permitting process.

Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

EIR Conclusion. SP246 would increase the population in this portion of the County and require an increase in school services provided by the local school districts. SP246 dedicated two areas in the northern part of the Specific Plan for schools and additional areas were identified for schools if the school districts expressed a need for additional sites in the future (Final EIR319, Ex. Sum, page 6-20). The most current version of the overall Project (SP246-A3) would result in fewer dwelling units than the previously approved SP246 plan. The current Specific Plan identified two school sites within the Val Verde Unified School District that have already been built, including Sierra Vista Elementary School at 20300 Sherman Road just east of TR33978R01, and Lakeside Middle School at 27720 Walnut Avenue northeast of TR33978R01.

TR33978R01. There are no school sites within the Project site but it will provide school impact fees established at the time of permit issuance per state law, thus it will have no significant impacts on schools.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

1. Two graded elementary school sites with roads and utility stubs will be provided to reduce the impacts from project-related student generation.
2. Developers' fees will be required pursuant to State Standards or as pursuant to an agreement with the effected School Districts prior to issuance of building permits. At the present time, the fees cannot exceed the state-mandated maximum of \$1.56 per square foot of building area in residential areas and \$0.25 per square foot in commercial areas. The donated school sites may be used in lieu of the developer fees if the school district agrees to accept the sites and waive the fees.
3. The project applicant will work with all school districts affected to insure that adequate school facilities are available to serve the project.
4. The school districts affected will be the mitigation monitors.
5. ~~The Perris Union High School District shall be provided mitigation fees equal to 70 percent of the actual cost per dwelling unit of providing a high school in accordance with State standards. These fees shall be as follows:~~

Single family detached	\$2,143
Single family attached	\$1,169
Apartments (rental)	\$1,072 ¹¹

¹¹ Per Perris Union High School District letter, October 22, 1991, Comment 6.

TR33978R01. The Project would comply with all of the above mitigation measures except for #5 which refers to schools that have already been built, and the tract map would provide the most current school impact fees to affected school districts, as required by state law and established local school impact fees.

Monitoring: Riverside County's Building and Safety Department and appropriate school districts will monitor that school mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

EIR Conclusion. Population increases associated with SP246 implementation and buildout would incrementally increase the impact to an already impacted library system (Final EIR319, Ex. Sum, page 6-23).

TR33978R01. The proposed Project does not create residential development that would make an additional need for library services. Therefore, no new or substantially increased impacts result from the Project beyond those analyzed by the prior CEQA documents, and thus would have no significant impacts on library services.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

EIR Conclusion. SP246 would increase the local population and require additional health services. The Project would receive service from the County of Riverside Fire Department paramedics. The designated emergency care facility for the Project vicinity is Christian Hospital, located in the City of Perris, approximately 2 miles to the southwest of the Project site. Both the Riverside Community Hospital and the Riverside General Hospital provide twenty-four hour trauma care facilities (Final EIR319, Ex. Sum, page 6-24).

TR33978R01. The Project would incrementally increase the area need for medical services, but this impact is considered to be less than significant due to the size of the proposed tract (139 units), with no mitigation measures required or identified.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Lakeview/ Nuevo Area Plan, EIR319.

Findings of Fact:

EIR Conclusions (thresholds 35a-c). SP246 would have an incremental but less than significant impact on regional recreational facilities by providing 43 acres of parkland. The Project site would not contribute to the substantial physical deterioration of local recreational facilities. SP246 is located within County Service Area 146, authorized to levy Quimby fees (Final EIR319, Ex. Sum, page 6-21).

TR33978R01 (thresholds 35a-c). The Project would provide onsite passive open space land (18.1 acres) and pay all established development impact fees relative to parks and recreational facilities. The required impact fees, in addition to the incorporation of the mitigation measured for EIR319, would result in a less than significant impact related to Parks and Recreation.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246, as reflected in the most current approved Previous CEQA Documents.

Park and Recreation Facilities

1. Adequate park acreage, open space resources, and/or fees necessary to satisfy County open space and recreational guidelines and State Quimby Act local park requirements will be provided or fees shall be paid to the satisfaction of the County Parks and Recreation Department and the County Service Area No. 146.